

R03

F/TH/19/1327

PROPOSAL: Change of use from industrial unit (use class B1) to veterinary surgery (use class D1) together with alterations to roof,

LOCATION: fenestration and associated parking

Unit 4 Princes Road RAMSGATE Kent CT11 7SA

WARD: Central Harbour

AGENT: Mrs Lizzie Tattersall

APPLICANT: Mr Darren Oxley

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The site is located on the Princes Road Industrial Estate, Ramsgate. Policy EC12 of the Thanet Local Plan (June 2006) only permits employment uses falling within Use Classes B1, B2 and B8 on this Industrial Estate. The proposed use as a veterinary surgery does not fall within the permitted use classes for the Princes Road Industrial Estate and as such the proposal is contrary to the aims of policy EC12 of the Thanet Local Plan (June 2006).

SITE, LOCATION AND DESCRIPTION

The site is located on the north western side of Princes Road close to the junction with Margate Road. The north western side of Princes Road comprises an existing industrial estate and residential development is located on the south eastern side of the road. The site currently comprises a number of metal clad buildings with pitched and flat roofs arranged in a 'U' shape with vehicular accesses to Princes Road in the centre and on the southern corner of the site. The property is currently in use as an industrial unit falling within the B1 and B8 use classes.

RELEVANT PLANNING HISTORY

There is no relevant planning history for the site.

PROPOSED DEVELOPMENT

The proposed development is the change of use from industrial unit (use class B1) to veterinary surgery (use class D1) together with alterations to roof, fenestration and associated parking. To facilitate the proposed change of the existing flat roof container and building on the north eastern boundary of the site would be removed. Cladding would be applied to front and part of the site elevations and a number of doors and windows would be installed around the property.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 saved Policies

D1 - Design

EC12 - Retention of Employment Sites

EP13 - Groundwater Protection Zone

TR16 - Car Parking Provision

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site. 16 letters of support have been received raising the following points:

- Improve the appearance of the area
- Keep an existing business in Ramsgate
- More jobs
- Good location

Ramsgate Town Council - Wholeheartedly supports this application.

Ramsgate Heritage and Design Forum - Fully supports this application.

CONSULTATIONS

Contaminated Land Officer - Given the former/current industrial use of the area, a watching brief condition would be required to safeguard the development should planning permission be granted.

Environment Agency - Based on the submitted information we consider that planning permission could be granted for the proposed development if safeguarding conditions are included. Without these conditions, the proposed development poses an unacceptable risk to the environment and we would object to the application.

KCC Highways and Transportation - I refer to the above planning application and confirm I have no objection in respect of highway matters. Staff parking is available on street in the vicinity of the site, leaving the 10 spaces shown within the site for customers. Parking restrictions are also in place on the highway as necessary to prevent unacceptable parking.

COMMENTS

This application is brought before members at the request of Cllr Peter Campbell and Cllr Rebecca Wing to consider the impact of the proposed development on the employment site.

Principle

The proposed development is located within the urban confines of Ramsgate on a site allocated for the retention of uses falling within classes B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) under saved policy EC12 of the Thanet Local Plan. Government guidance is that local planning authorities should seek to ensure that there is a range of premises available to meet the needs of local businesses. Development plans should contain positive policies to provide for the needs of small businesses, with a variety of sites to meet differing needs. The Council considers that it is essential to retain employment premises in order to conserve stock for future use. Sites have been assessed for their compatibility with the plan's employment land strategy and this site is considered to contribute positively and should therefore be retained and protected for these purposes.

The need for industrial units including the allocation of this site has been carried forward in the draft local plan under policy E01 which has recently undergone examination and the weight that can be attributed to its policies is increasing. This plan identifies a number of industrial estates around that where more flexible approaches to the types of development can be considered.

A letter has been provided as part of the design and access statement providing some details of the marketing of the property. This letter states that tenants haven't been for the site due to the location of the site close to residential properties and the creation of the Manston Business Park. No further details of how the property has been marketed have been provided with the application. This letter is therefore given limited weight in the determination of this application.

Whilst there are currently some uses within the allocated site that fall outside of the B1, B2 and B8 use classes, the saved and draft policies seek to retain the remaining space for these uses as a need for spaces falling within these use classes has been identified as part of the local plan process. The presence of existing uses falling outside of the allocated use classes on the site should therefore be given limited weight.

Given the continued identified need for the retention of industrial units falling within classes B1, B2 and B8 and that the proposed development would result in the loss of land allocated for these uses, this proposal is considered to be contrary to saved policy EC12 of the Thanet Local plan and policy E01 of the draft Thanet Local Plan and therefore the principle of development is not considered to be acceptable.

Character and Appearance

The existing property on the site is comprised of a number of different units constructed from light green metal cladding. This application would remove the container and smaller units on the north eastern boundary of the site and replace the existing cladding with red metal trapezoid cladding to the front and part of the side elevations. This would give a uniform height to the remaining buildings across the site by creating a parapet. The cladding would create a flat roof appearance to the building and a number of new doors and windows would be introduced to the front and side elevations of the building. There are a variety of different buildings visible within the area and therefore the change in the design and colour of the

building is not considered to result in any significant harm to the character and appearance of the area, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The closest residential properties to the site are located on the south eastern side of Princes Road with a separation distance of 13m.

The alteration to the design and cladding on the building would increase the height of the section closest to Princes Road by 1.2m. New doors and windows would be installed in the front and side elevations at ground floor level and sunpipes would be installed in the pitched roof at the rear of the property.

Given the limited scale of the changes to the elevations and design of the building and the existing industrial use of the site, the proposed development is not considered to result in any significant overlooking, loss of light, sense of enclosure or noise and disturbance to the neighbouring residential properties, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The site is located close to regular bus routes on Margate Road and a short walk from Ramsgate train station. The central entrance to the site would be widened by removing the angled sections of wall and ten parking spaces are proposed on the site. Five spaces would be accessed through the central entrance and a further five on the south western boundary of the site accessed through the existing entrance in the southern corner of the site. Cycle storage would also be provided to the front of the building. Parking along Princes Road is limited, however some on street parking is available in the neighbouring residential roads. The site is considered to be in a sustainable location and the KCC Highways Officer has raised no objection subject to the provision of the proposed parking and turning areas and cycle storage. Given the arrangement of the proposed arrangement of the and the existing use, this development is not considered to result in any significant increase in demand for parking or harm to highway safety to warrant refusal of the application.

Conclusion

The proposed development would be located on a site allocated for the retention of employment uses falling within Use Classes B1, B2 and B8. The proposed development does not fall within the allocated used classes for the site. Whilst the proposed development is considered to bring some benefits to the area, the existing and draft local plan have identified a continued need for the retention of sites falling within these use classes. The proposed development is therefore contrary to saved policy EC12 of the Thanet Local Plan and the principle of development on the site is considered unacceptable. It is therefore recommended that members refuse this application.

Case Officer

Duncan Fitt

TITLE: F/TH/19/1327

Project Unit 4 Princes Road RAMSGATE Kent CT11 7SA

Scale:



