

A02

F/TH/20/1149

PROPOSAL: Change of use from a church (Use class F1) to a shop (Use Class E) for a temporary period of 12 months

LOCATION: St Peters Presbytery 117 Canterbury Road Westgate On Sea
Kent CT8 8NW

WARD: Westgate-on-Sea

AGENT: No agent

APPLICANT: Mr William Granger

RECOMMENDATION: Approve

Subject to the following conditions:

1 At the expiration of a period 12 Months from the date of this decision; unless further permission has been granted, the use of the property as a shop (Use Class E) shall cease.

GROUND;

In view of the temporary nature of the proposal.

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered Site Location Plan received 28 August 2020 and the Block, Plan received 03 September 2020.

GROUND;

To secure the proper development of the area.

3 The use of the premises hereby approved shall not be used other than between the hours of 0900-1700 Monday to Friday and 1000-1400 Saturday.

GROUND

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

SITE, LOCATION AND DESCRIPTION

The application site comprises St Peters Presbytery together with the attached residential bungalow to the east, located on Canterbury Road in Westgate, close to the junction with Minster Road and St Mildreds Road, within the Westgate Conservation area and adjacent to the grade II listed Summerlands Lodge.

The church has a modern gabled design with the attached bungalow being more traditional in design. The area to the front of the church is hard surfaced and marked out for parking, and there is a residential dwelling located to the north east of the site adjacent to Canterbury Road and Minster Road.

RELEVANT PLANNING HISTORY

F/TH/19/0663 - Erection of a four storey building for a mixed use development comprising 751 sq m of commercial office use on the ground floor (use class B1) together with 2No one-bedroom, 8No two-bedroom and 4No three-bedroom apartments on first, second and third floors (use class C3) with associated parking, access and landscaping following demolition of existing building. Granted 19 November 2020.

F/TH/18/0005 - Change of use of church and dwelling to Offices (Use Class B1) together with cladding to front elevation and alterations to fenestration. Granted 21 June 2018

TL/TH/00/0164 - The installation of a flagpole enclosing 3 no. shrouded antenna along with the associated equipment at ground level. Prior approval not required 28 March 2000.

TH/87/0088 - Erection of a detached garage. Granted 12 February 1987.

TH/75/0568/B - Erection of a chalet bungalow style dwelling for use as presbytery. Granted 16 January 1981.

PROPOSED DEVELOPMENT

This is a retrospective application for the change of use from a church (Use class F1) to a shop (Use Class E) for a temporary period of 12 months.

No external works are proposed as part of this application.

DEVELOPMENT PLAN POLICIES

SP35 - Quality Development
HE02 - Development in Conservation Areas
HE03 - Heritage Assets
QD01 - Sustainable Design
QD02 - General design Principles
QD03 - Living Conditions
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site.

No responses have been received.

CONSULTATIONS

TDC Conservation Officer - No objection.

COMMENTS

This application is brought before members as a departure to Thanet Local Plan policy E05.

Principle

Policy CM02 of the new Thanet Local Plan states that proposal which would result in the loss of a community facility will not be permitted unless there is alternative local provision available, reasonable attempts have been made to secure an alternative community use and the site is not viable, or alternative provision of at least equivalent, or where possible, improved community benefit is provided in a convenient accessible location to serve the existing community. The loss of the community facility and the use of the property as a B1 office was considered as part of the 2018 application (Reference F/TH/18/0005) and was considered acceptable by members of the planning committee as a departure from policy CF1 (new and retention of community facilities policy) of the then Local Plan. This application is an extant consent and therefore forms a material consideration with significant weight in the determination of this application.

The glossary of National Planning Policy Framework (Appendix 2) includes all offices in its definition of main town centre uses. Paragraph 24 of the NPPF states that Local Planning Authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date local plan. It goes on to state that Local Planning Authorities should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. This is enshrined in Policy E05 of the Thanet Local Plan. The site is located within the built up confines but outside of the main town centres of Thanet - Margate, Broadstairs and Ramsgate. The site is, however, located within close proximity of Westgate, this is classed as a district centre within the Thanet Local Plan Policy E06. The application site is, therefore, considered to be an out of centre location. In consideration of previous application for the conversion of the church into a B1 office (Reference F/TH/18/0005), members considered that the economic benefits of the proposed use outweighed any potential impact on the district centre or main town centres of the district. This permission is still extant.

From the 1st September 2020 the use class order was altered with all offices and retail uses being moved into the same E use class. These alterations mean that a change of use from

an office to retail no longer constitutes development. The site is, however, currently a community use (church and presbytery) which is a F1 use and planning permission is required for the change of use to retail. It is however, considered that given the extant permission on the site and the temporary nature of the consent being sought the principle of retail development is therefore considered acceptable as a departure to policy E05 subject to all other material considerations.

Character and Appearance

No external alterations are proposed as part of this development and therefore it is considered that the character and appearance of the conservation area would be preserved in line with policy HE02 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

As noted above, no external alterations are proposed and therefore this development is not considered to result in any significant loss of light, sense of enclosure or overlooking to the neighbouring properties. The proposed opening times are 0900-1700 Monday to Friday and 1000-1400 Saturday. Subject to these hours being conditioned the change of use is not considered to result in any significant noise and disturbance to the neighbouring residential properties.

The proposed development is therefore not considered to result in any significant harm to the living amenity of the neighbouring property occupiers in line with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The site is located in a sustainable location with direct access to the A28 and bus stops located on this road outside the site. The town of Westgate and its train station are also located within a short walk of the site. Given the previous use of the site as a church and the existing off street parking, this development is not considered to result in significant harm to highway safety to warrant refusal of the application.

Conclusion

Given that there are no external changes proposed as part of this application and that the loss of the community facility on the site has previously been considered acceptable by members, the use of the property for retail purposes, which now falls within the same use class as an office, for a temporary period is considered to be acceptable and it is recommended that members approve the application subject to safeguarding conditions.

Case Officer

Duncan Fitt

TITLE: F/TH/20/1149

Project St Peters Presbytery 117 Canterbury Road Westgate On Sea Kent CT8 8NW

