

Application Number:	2018/0810/RG3
Site Address:	30 Portland Street, Lincoln, Lincolnshire
Target Date:	17th August 2018
Agent Name:	Halsall Lloyd Partnership
Applicant Name:	Mr Richard Baudains (City of Lincoln Council)
Proposal:	Change of use from Retail (Class A1) to Community Hub space (Class D1)

Background - Site Location and Description

The application is for the change of use of 30 Portland Street from retail (Use Class A1) to a community hub space (Use Class D1). The use will accommodate a community space along with meeting rooms and offices.

The premises is a two storey mid-terrace property located on the north side of the street, within 400m of the High Street to the west. The building is currently vacant and is flanked by no. 26-28 to the west, formerly occupied by Flames, and no. 32 to the east, a coffee shop. The property is located within the West Parade and Brayford Conservation Area.

The application is being presented to Members of the Planning Committee as the City Council is the applicant.

Site History

No Relevant Site History

Case Officer Site Visit

Undertaken on 29th June 2018

Policies Referred to

Policy LP15 Community Facilities

Policy LP25 The Historic Environment

Policy LP26 Design and Amenity

Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area

National Planning Policy Framework

Issues

Principle and policy context

Visual amenity and the character of the conservation area

Residential amenity

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Paul Carrick	No Response Received
Principal Conservation Officer	No Response Received
Highways & Planning	No Objections
Environmental Health	No Response Received
Shane Harrison	No Response Received
Lee George	No Response Received

Public Consultation Responses

No Responses Received

Consideration

Principle and policy context

The property is located within the Central Mixed Use Area. Central Lincolnshire Local Plan (CLLP) Policy LP33 advises that community facilities within the D1 use class will be supported in principle subject to the development not detracting from the vitality and viability of the Primary Shopping Area, or the area in which it is located losing its mixed use character.

Officers are satisfied that the principle of the proposed use would be appropriate to the building and the location. Uses in the immediate vicinity comprise shops, a cafe, a dentist and offices. It is not therefore considered that the change of use to a community hub space, or the loss of the retail use, would cause harm to the mix of uses in the area. It is also not considered that the use would detract from the vitality or viability of the Primary Shopping Area.

CLLP Policy LP15 also advises that proposals for new community facilities will be supported in principle and should prioritise and promote access by walking, cycling and public transport; be accessible for all members of the community; and be adaptable to respond to future demands. The premises would meet the requirements of this policy as is in a highly accessible location for residents in the local area and also has good access to public transport facilities.

Accordingly it is considered that the use is appropriate in this location and the community facility would be a welcome addition to the area, in accordance with CLLP Policies LP15 and LP33.

Visual amenity and the character of the conservation area

No external alterations are proposed to the building and it is considered that bringing a vacant premises back in to use would be of benefit to the area, in accordance with CLLP Policy LP26.

Accordingly, it is also considered that the proposal would preserve the character of the conservation area, in accordance with CLLP Policy LP25.

Residential amenity

CLLP Policies LP15, LP26 and LP33 require that proposals should not cause harm to the local environment and should be operated without detriment to local residents, especially to facilities which open in the evening.

The application indicates that the use will operate between the hours of 9:00am to 5:00pm, Monday to Saturday. Given these hours, and the nature of the use, it is not considered that there would be a negative impact on the amenities of nearby residential properties or the local environment. Indeed, it is considered that the use has the potential to be of benefit to the local area and wider community.

Conclusion

The principle of the use is appropriate in this location and would be of benefit to the wider community. The use would not have a harmful impact on the visual amenity of the area or the amenities that local residents may reasonably expect to enjoy. The proposal would also preserve the character and appearance of the conservation area. The application is therefore in accordance with the requirements of Central Lincolnshire Local Plan Policies LP15, LP25, LP26 and LP33, and guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes

Recommendation

That the application is Granted Conditionally subject to the following conditions:

- Time limit of the permission; and
- Development in accordance with approved plans.