

Development Control Committee 4 January 2023

Planning Application DC/22/1888/FUL – Provincial House, 32 High Street, Haverhill

Date registered:	1 November 2022	Expiry date:	29 December 2022 EOT - 5 January 2023
Case officer:	Tamara Benford-Brown	Recommendation:	Approve application
Parish:	Haverhill Town Council	Ward:	Haverhill Central
Proposal:	Planning application - a. replacement of entrance door off High Street and associated glazing b. external bin collection point c. external platform lift d. goods lift to service yard		
Site:	Provincial House, 32 High Street, Haverhill		
Applicant:	Patrick Davey on behalf of West Suffolk Council		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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Background:

This application is before Development Control Committee as the applicant is West Suffolk Council.

The Town Council raise no objections and the application is recommended for approval.

Proposal:

1. Planning permission is sought for alterations and additions to Provincial House, 32 High Street in Haverhill including:
 - i. Replacement of the existing revolving entrance door with automatic sliding doors and replacement glazing to front (north-east elevation) windows.
 - ii. To the side of Provincial House on the south-east elevation, a new platform lift will be added to provide an accessible entrance to the office entrance.
 - iii. A new goods lift is to be added on the south-east elevation to allow trade waste to be manoeuvred from the various shops and uses from within Provincial House to ground floor level to the service yard.
 - iv. Addition of a new external bin collection compound within the car park along Helions Service Road. The new compound will measure approx. 6.5m deep, 19.9m in width and include galvanised steel mesh fencing of max. height 2.5m.

Site details:

2. The application site comprises of a four-storey building located along the main High Street in Haverhill. The building occupies units Nos. 30-38, with No. 32 located at the rear of the site with a separate access. Provincial House is located within the Haverhill settlement boundary, town centre boundary and the primary shopping area with the main building occupying a total of 2215.26m². The adjacent car park is located towards the south-west with access gained via Duddery Hill to the south-east. Haverhill Town Hall and Arts Centre is Grade II Listed and is located approx. 25m towards the south-east. There are no protected trees within close proximity to Provincial House.

Planning history:

3. No associated planning history.

Consultations:

4. Haverhill Town Council:

24.11.2022

NEUTRAL with the following COMMENTS:

- To increase number of disabled spaces provided and that spaces are placed to consider adequate access to the town centre.
- Fence to be replaced with close board rather than galvanised mesh, which will be more aesthetically pleasing and ensure that skips and bins are not on display in a prominent car park in the town.
- Whilst work is being carried out, parking spaces must be provided in the Cleales side of the car park

5. Ward Councillor:

Cllr Luccarini – No comments received.

6. Waste and Management Team:

15.11.2022

No comment

7. Conservation Officer:

19.12.2022

Conservation have not had a formal consultation but are satisfied the proposals will not adversely affect any nearby heritage assets. The proposals involve alterations to a large modern building and development within the carpark to the rear both of which are located outside the conservation areas but in close proximity to a listed building which is separated by further modern development. I am satisfied the proposals to include those within the carpark will not adversely affect the setting of the nearby listed building; the two conservation areas or the setting of other heritage assets which are further afield. Conservation would therefore have no objections to the proposed development. No conditions required from a conservation point of view.

Representations:

8. No public representations received.

Policy:

9. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

10. The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Vision 2031 have been taken into account in the consideration of this application:

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM15 Listed Buildings

Policy DM35 Proposals for main town centre uses

Policy DM37 Public Realm Improvements

Policy DM46 Parking Standards

Core Strategy Policy CS3 - Design and Local Distinctiveness

Core Strategy Policy CS10 - Retail, Leisure, Cultural and Office Provision

Other planning policy:

National Planning Policy Framework (NPPF)

11. The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision-making process.

Officer comment:

12. The issues to be considered in the determination of the application are:

- Principle of Development
- Character and Design of Proposal
- Impact to Listed Building
- Impact on Amenity
- Parking Impacts

Principle of Development

13. Policy DM37 seeks to support proposals for development in the towns and Key Service Centres. Such proposals will be permitted providing the proposed development contributes towards public realm improvements appropriate to the scale and nature of the proposal. The policy also seeks to ensure proposals in sites located within the Primary Shopping Areas,

which Provincial House is, should also provide active street frontages to create attractive and safe street environments.

14. In addition, policy CS10 specifies that the town centre of Haverhill will continue to be the focus for new retail, leisure, cultural and office development taking into account the need to maintain a buildings vitality and viability.

15. In this case, Provincial House is located along the main High Street in Haverhill. The proposal intends to improve the facilities of the building by creating new accessible entrance ways on the north-east and south-east elevations alongside designated areas and service lifts for waste removal. Furthermore, as the proposal is intended to improve the building within the public realm it is welcomed and can therefore be supported in principle. Matters of design and wider impacts are considered further below.

Character and Design of Proposal

16. Policies DM2, DM35 and CS3 all seek to ensure that proposed development respects the character, scale and design of the existing and the surrounding area.

17. The alterations and additions to Provincial House are considered to be relatively minor in nature and are in-keeping with the existing building. Changes to the front elevation include the replacement of the revolving entrance door with improved accessible sliding doors and replacement of the front window glazing. To the side, and entrance into No. 32, a new accessibility lift will be installed to provide an additional entrance to the building. Currently, due to the difference in levels and that Provincial House is sited on a slight hill, to access the rear and side of the building there are steps which lead down to ground floor level. The addition of a new access lift will provide a more accessible option to the building.

18. Policy DM35 states that proposals will "retain or provide a shop front with a display function and entrances which relate well to the design of the host building and the street scene". Replacement of the entrance door and glazing will not only retain an appropriate entrance and frontage for Provincial but also allow a more accessible entrance by replacing the revolving door. Both new additions will be aluminium and 'Van Dyke' brown to match the existing fenestration at the upper floors of the building.

19. The new platform access lift and goods lift will be sited at the side of the building within the servicing area of Provincial House. The area is currently used to hold the refuse bins used by Provincial House and other business units/offices within the building. Access to No.32 can be gained also at this side by a series of short steps which takes you to ground floor level. The addition of the access platform lift and goods lift will improve access and transportation of waste within the vicinity of the area and is considered to be an improvement to the current design and use of the building. The proposal includes a range of boundary treatments including metal mesh fencing, a small concrete wall and steel balustrades to screen the new lifts and designate the areas for public access into the building.

20. For the new external bin compound, the area is proposed to be within the adjacent car park sited in the south-east corner. The area is currently vacant with hatched marking on the ground indicating it is not designated for parking. The compound area will allow the refuse bins to have an allocated area for disposal away from Provincial House with appropriate boundary treatment to screen the area from public view within the car park.
21. The applicant has offered the possibility of hit and miss cedar fencing around the refuse compound in response to the comments submitted by Haverhill Town Council. If further comments are received from the Town Council commenting on this suggested change in material, this will be reported in late papers or orally in the meeting. It is not considered the new compound will impact the design or character of the building and is acceptable and therefore is compliant with policies DM2, DM35 and CS3.

Impact to Listed Building

22. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing a listed building or its setting or any features of special architecture or historical interest which it possesses.
23. Policy DM15 aims to protect the character and setting of Listed Buildings. Haverhill Town Hall and Arts Centre is Grade II Listed and sits adjacent to Provincial House towards the south-east.
24. The LPA considers that there is sufficient separation distance between Provincial House and the Listed Building. In addition, the proposal aims to improve the overall design of Provincial House which will in turn improve the surrounding area. Furthermore, officers consider that no adverse impacts will be caused to the Listed Building and the proposal is considered to accord with policy DM15.

Impact on Amenity

25. Policy DM2 seeks to ensure that new development does not have a detrimental impact on residential amenity, nor the amenities of the wider area. The policy states the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light or other pollution (including light pollution, or volume or type or vehicular activity generated), must be considered.
26. The alterations to Provincial House within the proposal are to the exterior of the building and will therefore be visible within the public domain. There are residential flats situated within the High Street above the retail units which will face the front elevation of Provincial House. As the changes proposed for the front elevation include the replacement entrance door and glazing, it is not considered the changes will impact the amenity of the flats. The closest residential dwellings at the rear of the site are located along Helions Walk, parallel to the entrance road into the car park. The dwellings are approx. 50m away from the site and it is not considered the proposal will create adverse amenity impacts. The proposal is deemed acceptable in accordance with policy DM2 and impacts to amenity.

Parking Impact

27. The new refuse compound is to be sited within the car park adjacent to Provincial House. The area within the car park is currently marked with hatched markings, indicating it is not for use as a parking area. As a result, the addition of the new refuse compound will not result in a loss or gain of car parking bays. The Town Council have highlighted that disabled car parking must be provided. Within the existing car park, 10 disabled parking bays are illustrated on the plans with 2 of the spaces providing EV charging. The disabled parking bays are to be retained and will be unchanged by the proposal. Furthermore, it is not considered the proposal will result in any adverse impacts to the parking arrangement within the car park and would therefore accord with the standards and policy DM46.
28. In addition, a new pedestrian crossing, tarmac areas, tactile paving and dropped kerbs are proposed alongside the implementation of the refuse compound. As these elements of the proposal are within West Suffolk owned land, officers consider these changes will help to improve the transportation of refuse waste from the goods service lift to the compound in a safe way and improve the access for pedestrians from the car park to the new entrance for No. 32. The application is considered to be acceptable and complies with policy DM2 and DM46.

Conclusion:

29. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

30. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Reference number	Plan type	Date received
30-003 REV A	Parking plan	1 November 2022
30-001 REV A	Site location plan	1 November 2022
30-019 REV A	Details	1 November 2022
30-018	Visuals	1 November 2022
30-017 REV A	Visuals	1 November 2022
30-014	Proposed ground floor plan	1 November 2022
30-013 REV A	Refuse plan	1 November 2022

30-12 REV A	Proposed elevations	1 November 2022
30-011 REV A	Proposed elevations	1 November 2022
30-010 REV A	Proposed floor plans	1 November 2022
30-009 REV A	Proposed floor plans	1 November 2022
30-004 REV A	Parking plan	1 November 2022
30-016 REV A	Site plan	1 November 2022

Reason: To define the scope and extent of this permission.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/22/1888/FUL](https://www.cityofdenver.com/DC/22/1888/FUL)