

Application Recommended for Approval
Hapton with Park Ward

APP/2012/0444

Full Planning Application

Proposed change of use of former public house into a children's day nursery, external alterations, laying out of play area and staff car parking on land to the rear; together with provision of drop-off car park (with landscape screening) on part of adjacent landscaped area.

4 BRIDGE INN (FORMER PUBLIC HOUSE) MANCHESTER ROAD HAPTON

Background:

The application relates to a former public house in a main road, canal side location.

Planning permission was granted in 2008 for conversion to 9 apartments; then in 2009 for conversion to 5 apartments with a shop on the ground floor, but the proposals have not been implemented and the building remains vacant.

The application has been amended to include the provision of 'drop-off' parking on part of a landscaped area fronting Manchester Road, adjacent to the building.

Objections have been received to the original and amended proposal.

Summary of Reason for Recommendation:

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

CF14 - Provision, retention and enhancement of community facilities

E15 - Locally important buildings, features and artefacts

E6 – Trees, hedgerows and woodlands

GP5 - Access for All

TM15 - Car parking standards

Site History:

2008/0186: Conversion of existing public house into 7 apartments - Granted

2008/0372: Change of use of former public house to 9no apartments re-submission of application (APP/2008/0186) - Granted

2009/0695: Proposed installation of shop front, erection of rear porch, external alterations, creation of five apartments, access alterations and laying out of parking - Granted

Consultation Responses:

Highway Authority – No objections to the amended proposals. Staff parking and drop-off parking standards are met. The position of the access to the drop-off car park on Manchester Road has been amended and now meets highway safety requirements.

Canal & River Trust – No objections but request imposition of a condition requiring details of any canal side boundary treatment. [*Comment: Whilst it would not be*

reasonable to remove existing 'permitted development' rights as regards boundary treatment, a condition is recommended in relation to higher means of enclosure].

Health and Safety Executive – Standing Advice in relation to the former Blythe's Chemical plant – Does not advise against.

Environmental Health Officer – No objections.

Hapton Parish Council – Comments are as follows (summarised):

- Welcomes need for nursery in Hapton but feel this not the favoured option.
- Sight lines from the bridge causing hazard at the entrance.
- Increased traffic and parking problems.
- Loss of trees and the welcome to Hapton sign.
- Suggest using the back street as a parking area.

Ward Councillor Jonathan Barker – On behalf of residents expresses concerns as follows:

- Increased volume of traffic through Hapton, especially on Water Street may put elderly residents at risk.
- Garden area would be halved in area; 'Welcome to Hapton Stone' would be displaced; some of Hapton's finest trees would be removed.
- Nursery car parking provision would be inadequate.

Neighbouring Residents – Letters from 11 residents of Water Street as follows (summarised):

1. Wrong site for a childrens nursery due to highway danger to new users of the building caused by front entrance close to the main road, proximity of hump-back bridge, and dangers associated with the canal alongside the building.
2. Access to rear car park would be via Water Street which is a residential cul-de-sac serving 10 terrace houses and 8 elderly persons bungalows. It already has to accommodate residents parking, and would become congested as the building has inadequate staff parking.
3. Problem of highway safety, traffic noise and disturbance on Water Street.
4. The proposed drop-off car park would be inadequate. Water Street would still be used.
5. Access to Manchester Road drop-off car park would be in a dangerous position..
6. There is unlikely to be significant use of public transport to access the nursery.
7. Loss of visual amenity due to use of landscaped area as drop-off carpark. Trees would have to be removed. Green space is scarce in Hapton.

Planning and Environmental Considerations:

The application relates to a traditional canalside public house, fronting Manchester Road, in the centre of Hapton Village. It is of stone and slate construction being mainly

two-storey, with a partial lower ground floor at the rear and on the Canal frontage. It has a rear yard with access from Water Street. The building dates from the latter part of the nineteenth century and is of considerable character. It has been vacant since around 2007.



Front elevation



Rear of building; yard and access from Water Street



Canalside elevation – lower ground floor



Canalside – Listed bridge

Planning permission was granted in 2008 for conversion 9 apartments; then in 2009 for conversion to 5 apartments with a shop on the ground floor, but the proposals have not been implemented and the building remains vacant.

Those permissions included the layout of the rear yard as residents' car parking, and involved considerable alteration and minor extension of the building.

The building has heritage value and significant presence in the street scene.

Proposal

The application proposes use of the building as a children's day nursery. A new access would be created from the south west gable elevation of the building. The access would be ramped and provided with railings.

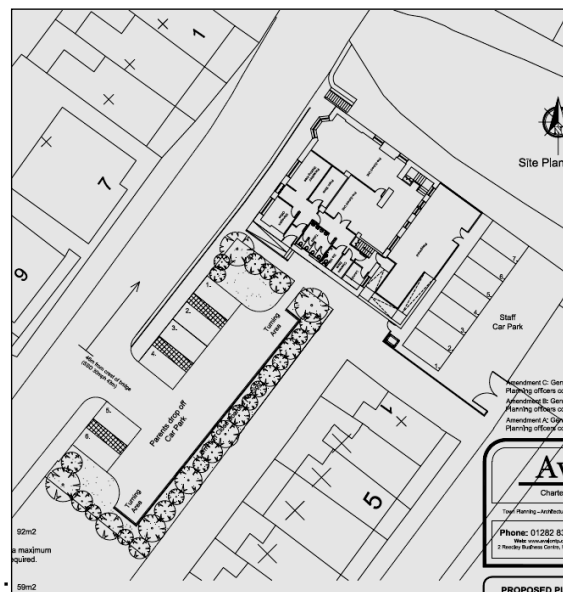
There would be a staff car park (7 spaces in the existing rear yard/car park to which access is via Water Street.

The application has been amended to include provision of a 'drop-off' car park on part of the landscaped area fronting Manchester Road, adjacent to the building. A streetview of the land is shown below:



Streetview, showing proposed car park site

The overall site layout is shown below for ease of description:



Proposed layout

Policies and assessment

Policy CF14 supports the provision of new community facilities provided (as relevant to this application):

- It is located in a centre
- Is without detriment to highway safety
- Would not have an adverse effect on residential amenity

The building is well located in the middle of Hapton village.

The car parking arrangement has undergone detailed negotiations and consideration of amendments. This has been to:

- minimise traffic impact on residents of Water Street by avoiding a 'drop off' zone requiring access along that street;
- to provide a reasonable outlook from the rear of the Water Street terrace by providing a screen of landscaping backed by a fence; and,
- to place the entrance at an acceptable distance from the canal bridge
- provision of a safe pedestrian access from drop off to side entrance to keep pedestrians apart from the highway
- provision of a guard rail along the main highway frontage of the premises

The amended scheme incorporates these measures and is now considered acceptable.

Conclusion

The proposal would bring an important heritage building back into use and avoid its long term deterioration. And, it would appropriate nursery provision, assisting the improvement of employment opportunities for families in the area, besides providing immediate local employment.

With the recommended conditions the development could be accommodated into the area without significant harm to residential amenity or the appearance of the area.

The recommendation is made on that basis.

Recommendation:

That planning permission be granted subject to the following conditions:

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the application details and the drawings listed above.
3. The parents drop of car park shall be provided before the Nursery comes into use and shall thereafter be kept available in connection with the nursery at all times it operates.

4. The 1.5m high close boarded timber fence shown on detail drawing KIND/36a Dwg 04 and layout drawing KIND/36a DWG 03C shall be constructed before the parents drop off car park is brought into use and shall be retained in place thereafter.
5. Within the first planting season after the parents drop off car park is brought into use the landscaped areas indicated on layout drawing KIND/36a DWG 03C shall be treated in accordance with a detailed landscape scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall include schedules of plants, noting species, plant sizes and proposed numbers, and shall make provision for transplant or replacement of trees removed during the construction of that car park. [Note Whilst the requirement to transplant or replace trees relates to their placement within the application site, the Local Planning Authority consider that placement on adjacent land (in accordance with a scheme approved for the purposes of this condition) would comply with that requirement].
6. Full details of any means of enclosure exceeding 2m in height (or 1m where adjacent to a highway used by vehicular traffic) shall be submitted to and approved in writing by the Local Planning Authority before erection thereof.
7. The nursery shall not be brought into use before a pedestrian guard rail (in accordance with details having the prior written approval of the Local Planning Authority) has been constructed along the edge of the footway along (a) the frontage of the building, (b) the car parking spaces numbered 1 to 4 on the parents drop off car park, and (c) the intervening landscaped space, as indicated on layout drawing KIND/36a DWG 03C.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the development remains in accordance with the development plan.
3. To ensure adequate and safe provision for short term parking in the interests of highway safety and the amenity of nearby occupiers, in accordance with Policy TM15 of the Burnley Local Plan, Second Review.
4. To safeguard the amenities of nearby residents, in particular, by reduction of noise, light and fume pollution, in accordance with Policy CF14 of the Burnley Local Plan, Second Review.
5. In the interests of the visual amenities of nearby residents and of the area generally; and, to ensure adequate tree cover is retained, in accordance with Policies CF14, GP6 and E6 of the Burnley Local Plan, Second Review.

6. In the interests of visual amenity of the area generally, including the adjacent residential cul-de-sac, canal, towpath and listed canal bridge, in accordance with Policies GP3 and E7 of the Burnley Local Plan, Second Review.
7. In the interests of highway safety.