

Application Number: DM/2019/00745

Proposal: Proposed change of use from D1 to mixed use including D1, A1 retail and A2 for use of office space

Address: Rolls Hall, Whitecross Street, Monmouth NP25 3BY

Applicant: Mrs Alison Childs

Plans: Location Plan - , Floor Plans - Existing 002 - , Floor Plans - Proposed 001 - ,

RECOMMENDATION: APPROVE

Case Officer: Mr David Wong
Date Valid: 24.05.2019

This application is presented to Planning Committee as it involves a change of use of a Council owned building

1.0 APPLICATION DETAILS

1.1 The premises in question is the Rolls Hall in Monmouth. It is a Grade II Listed Building. The Rolls Hall is now known as the Monmouth Community Hub and its purpose is to bring together Council, Library, education and community services to create a single point of access for our communities. It is a multi-functional space designed for the local community.

1.2 This application is a change of use of a small area of the building from Use Class D1 to A1 (retail) (3.8m x 3m) and to change two existing office rooms to rentable office rooms (use class A2). It is noted that there would be no external and internal changes to the premises. The proposed opening hours will be the same as the Monmouth Community Hub: 08:45 hours to 19:00 hours, Monday to Friday and 09:00 hours to 13:00 hours, Saturday.

1.3 According to the submitted information, one of the roles of the Community Hub is to support and assist local businesses to prosper. Accordingly it is the intention of this application to provide small office spaces to be let on a short term tenancy basis and a small market area where local start-up businesses could showcase and sell their products.

1.4 It is envisaged that the type of businesses that would use these spaces would include but not be limited to crafts, textiles, jewellery and pre-packaged food and drink. The principle behind this is that it would give such small businesses an opportunity to test the market before committing themselves to more permanent premises with the associated costs and overheads this would entail.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DC/2010/01062	Proposed change of use from a council office to a D1 use for the purposes of a community youth group/centre.	Approved	17.05.2011

DC/1981/01043	Use Hall For Public Dancing	Approved	11.11.1981
DC/1990/01248	Conversion Of Building For Use As A Public Library & Career Service. For Careers Service Officer.	Approved	06.02.1991

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S5 LDP Community and Recreation Facilities
S6 LDP Retail Hierarchy
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

DES1 LDP General Design Considerations
CRF1 LDP Retention of Existing Community Facilities
EP1 LDP Amenity and Environmental Protection
MV1 LDP Proposed Developments and Highway Considerations

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Monmouth Town Council - None received

MCC Heritage Management - None received

MCC Planning Policy - No objection as the proposed change of use for retail is small scale and the proposed office use on this location is acceptable (verbal response).

SEWBREC Search Results - Therefore, no significant ecological record identified.

Glamorgan Gwent Archaeological Trust (GGAT) – No objections given change of use and no groundworks will be undertaken.

5.2 Neighbour Notification

No responses received.

6.0 EVALUATION

6.1 Principle of Development

6.1.1 The principle of the change of use of a small area of the existing community hub to a retail use (use class A1) and two office rooms (use class A2) is considered to be acceptable. It is considered that the proposals would not have a significant impact on the existing functions of this community facility which will continue to operate and support residents of Monmouth. The proposed services will be enhanced as a result of the proposed retail and financial / professional services. Although retail use is preferred in the town centre as indicated by LDP policy, the scale of this retail space (3.8m x 3m) is small. Therefore this very modest development would not harm the vitality of the Monmouth Town Centre and would support start-up businesses. There is no policy objection to the proposed low-key office use being sited in this location. The proposed development would be in accordance with the aims of LDP policies S5 and CRF1.

6.2 Good Design/Historic Environment

6.2.1 No internal and external change to the premises is proposed. Therefore, this application is purely related to the use of the premises. There are two existing access points for members of the public, one of which is wheelchair friendly. In addition, there is existing dedicated parking provision at the rear of the premises to serve the facility. The proposed change of use would not alter the character and appearance of the Conservation Area and therefore the conservation area would be preserved in accordance with the statutory requirement and LDP policies DES1 and HE1. In addition, the features of this listed building would be preserved.

6.3 Impact on Amenity/ Promoting Healthier Places

6.3.1 This building is well located being within the Town Centre and is a popular facility for its residents who can easily reach the facility by foot, cycling or public transport. This is a facility that offers a range of services and is a 'meeting place' for the local communities, which is an essential ingredient for place making and the well-being of the community. This is embraced throughout the latest edition of Planning Policy Wales, PPW10. It is considered that the provision of enhanced services from the premises would bring benefits to the community. This application is therefore, considered compliant with the requirements of policies S17 and EP1 of the LDP.

6.4 The Welsh Language

6.4.1 The premises already provides a range of community education services and books, promoting the Welsh Language. The proposals may provide a new platform for local/ Welsh businesses to prosper as it is the intention of the Monmouth Community Hub to work with the crafts, textiles and jewellery businesses.

6.5 Access / Highway Safety

6.5.1 The site is close to the Central Shopping Area (CSA) of Monmouth which benefits from a number of bus stops and good pedestrian links to the wider area. It is considered that the proposed change of use would not generate a significant increase in the number of vehicle movements or demand for parking that could not be accommodated within the immediate area. It is therefore considered that the development would not have a detrimental impact on the highway safety and free flow of pedestrian and vehicular traffic in the area and is compliant with the requirements of policies S16 and MV1 of the LDP.

6.6 Retail & Commercial Centres/ Community Facilities

6.6.1 The building is close to but outside of the CSA of Monmouth as defined by the Proposals Map of the LDP. It is considered that the alterations and developments indicated would help increase footfall to the building but the proposed change of use is small scale and would not be likely to affect the viability and viability of the Monmouth Town Centre. This would be in

compliance with the requirements of policies S5 and RET2 of the LDP. It is considered that this proposal would help preserve and enhance the building for the wider community, in compliance with the aims of policies S5 and CRF1 of the LDP.

6.7 Well-Being of Future Generations (Wales) Act 2015

6.7.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.8 Conclusion

6.8.1 It is considered that the proposed change of use of part of the Monmouth Community Hub is of a small scale. It would not harm the viability and vitality of the Central Shopping Centre of Monmouth and the existing facilities that the Monmouth Hub provides would be retained in compliance with the aims of Policy S5 of the LDP.

6.8.2 No physical alteration to the fabric of the listed building is proposed (both internal and external). Therefore, the character and appearance of this part of the Monmouth Conservation Area and the building itself (Grade II Listed) will be preserved in accordance with LDP policies DES1 and HE1.

6.8.3 The proposed change of use is small scale and will not be likely to cause a significant adverse impact upon the amenity of the neighbouring properties, in accordance with Policy EP1 of the LDP.

6.8.4 The Monmouth Community Hub is a multi-functional space, offering a range of public services. The proposal would enhance the services of the Monmouth Community Hub and provide a space for start-up and small businesses to operate. The proposals help to preserve this vital community facility for its residents, which is in accordance with the aims of LDP Policies S5 and CRF1.

7.0 RECOMMENDATION: APPROVE

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 The opening hours of the A1 and A2 uses, hereby approved, shall be restricted to 08:45 hours to 19:00 hours, Monday to Friday and 09:00 hours to 13:00, Saturday.

REASON: The approved use shall not occur at any other time without the prior approval of the Planning Authority in the interests of local amenity.

INFORMATIVES

1 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.