

PARISH

Shirebrook Parish

APPLICATION

Replacement of existing shop front

LOCATION

160 Station Road Shirebrook Mansfield NG20 8UG

APPLICANT

Mr Steve Fritchley, 160 Station Road, Shirebrook, Mansfield, NG20 8UG

APPLICATION NO. 23/00365/FUL

FILE NO.

CASE OFFICER Amelia Carter

DATE RECEIVED 14th July 2023

SUMMARY

The application is to be determined at planning committee as the application relates to a site which is owned by Cllr Steve Fritchley, the Leader of the Council.

It is considered that the key issue in the determination of this application is the visual impact of the proposed development. The proposed development is considered to have an acceptable appearance which will improve the design of the shop front and is recommended for approval.

Site Location Plan



OFFICER REPORT ON APPLICATION NO. 23/00365/FUL

SITE & SURROUNDINGS

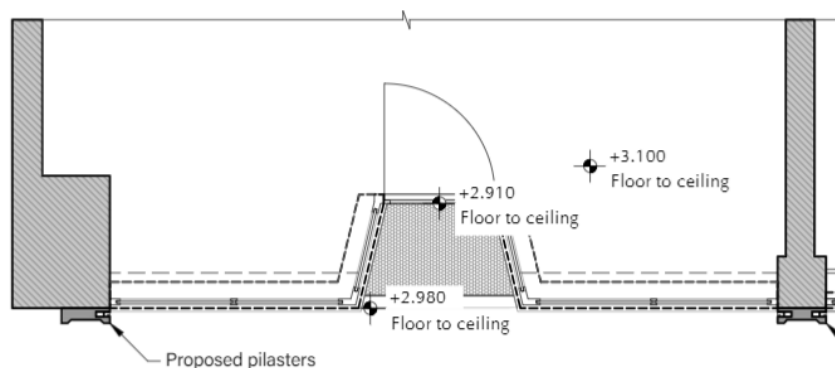
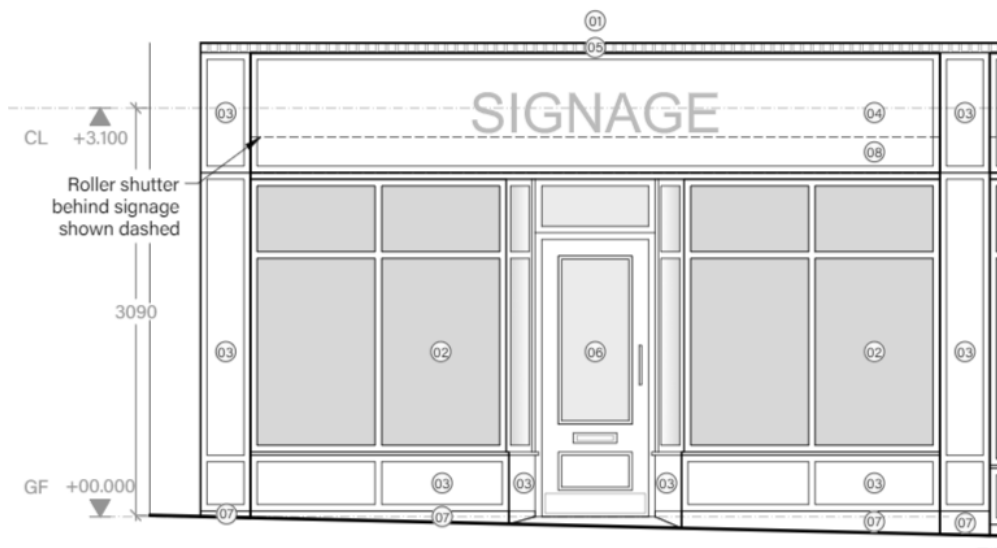
The application site is a ground floor shop premises within a red brick three storey terrace. There are a number of other ground floor shops within the block. The upper floors of the building appear to be storage/office/accommodation.

The shop front has black roller shutters mounted on an external box on the front elevation of the building. The existing shop front which was not visible on the site visit due to the roller shutter being down, has windows with multiple window bars.

PROPOSAL

The application is for a replacement shop front.

Proposed materials include: aluminium windows, painted timber pilasters and stall rises, timber shop signage, dentil timber detailing, glazed timber doors all in colour RAL 6012 Black Green. Exterior grade wall tiles will be black.



AMENDMENTS

None.

EIA SCREENING OPINION

The development by virtue of its characteristics, location and the characteristics of the potential impact does not require an Environmental Impact Assessment

HISTORY

07/00128/FUL	Granted Conditionally	Installation of security shutters
--------------	--------------------------	-----------------------------------

CONSULTATIONS

Shirebrook Town Council
No comments received.

Highways Authority
Standing advice is applicable.

All consultation responses are available to view in full on the Council's website.

PUBLICITY

Site notice and 7 neighbours have been notified. No representations have been received.

POLICY

Local Plan for Bolsover District ("the adopted Local Plan")

Planning law requires that applications for planning permission be determined in accordance with policies in the adopted Local Plan, unless material considerations indicate otherwise. In this case, the most relevant Local Plan policies include:

- SS1 (Sustainable Development)
- SC1 (Development within the Development Envelope)
- SC3 (High Quality Development)

National Planning Policy Framework ("the Framework")

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The Framework is therefore a material consideration in the determination of this application and policies in the Framework most relevant to this application include:

- Chapter 2: Achieving sustainable development

- Paragraphs 47-48: Determining applications
- Paragraphs 55-56: Planning conditions
- Chapter 12 (Paras. 126 – 136): Achieving well-designed places

ASSESSMENT

The site is located outside of the defined town centre of Shirebrook but is located a short walk away (approximately 100m). It is considered that the key issue in the determination of this application is the visual impact of the proposed development.

The proposed shopfront is of a traditional design which upgrades the existing shop front. The proposed roller shutter to the building will be recessed behind the signage and pilaster which will result in a more attractive shop front design.

Overall, the design of the shop front and the materials proposed are considered to be a high-quality finish and will substantially improve the visual appearance of the shop. The development is considered to comply with the Council's design policy SC3.

It is also possible that the larger panels of glass proposed in the shop front will appeal to a greater variety of businesses thereby encouraging a wider range of businesses to the premises. Similarly, due to the upgrades to the building's appearance the proposals will assist the wider service role of Shirebrook and the viability and vitality of the town centre.

There are considered to be no impacts relating to residential amenity or highway safety given the proposals consist of upgrades to the appearance of the shopfront already in situ.

RECOMMENDATION

The current application be APPROVED subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development must be carried out in accordance with the approved plans submitted with the application.
3. The development must be finished in accordance with the schedule of materials submitted with the application unless otherwise approved in writing by the Local Planning Authority.

Statement of Decision Process

1. The proposal complies with the policies and guidelines adopted by the Council and the decision has been taken in accord with the guidelines of the National Planning Policy Framework.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and

advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e. “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristics.

Human Rights Statement

The specific Articles of the European Commission on Human Rights (‘the ECHR’) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in the above report, officers are satisfied that the potential for these proposals to affect any individual’s (or any group of individuals’) human rights has been addressed proportionately and in accordance with the requirements of the ECHR.