

ITEM NO. 7

COMMITTEE DATE: 29 JUNE 2015

APPLICATION NO: 15/0354/03 **FULL PLANNING PERMISSION**
APPLICANT: Mr Bowkett
 Exeter Council for Voluntary Service
PROPOSAL: Change of use from B1 to D1- Non residential institutions
LOCATION: Wat Tyler House, 3 King William Street, Exeter, EX4 6PD
REGISTRATION DATE: 22/05/2015
EXPIRY DATE: 17/07/2015

HISTORY OF SITE

04/2045/03 -	Provision of air conditioning unit on east elevation	PER	01/02/2005
08/1909/03 -	Security shutters on east elevation	WRT	08/12/2008



Scale 1:1250

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DESCRIPTION OF SITE/PROPOSAL

Planning permission is sought for the change of use of a section of the building from an office use (B1) to a clinic/heath centre use (Use Class D1). The area that this includes is approximately 1/5th of the site, and the remaining area of the building will continue to function as a B1 use. The use of the different sections of the building will be interlinked as there are crossovers between the occupants and clients of both parts of the centre. No external changes are proposed as part of this application.

REPRESENTATIONS

None received.

CONSULTATIONS

None received.

OBSERVATIONS

The change of use of a section of the building from its current B1 use to D1 is deemed acceptable and is in accordance with relevant planning policy.

Partial use of this building as a clinic/health centre use (Use Class D1) is appropriate as the site is located within the city centre which therefore means that the site is accessible through public transport, close to other services and in a location that is not surrounded by residential properties. The proposed use therefore complies with policy CS2 of Exeter Local Plan First Review 1995 - 2011.

The minor loss of office space (Use Class B1) is not deemed detrimental to the overall use and function of this site, and the scheme is likely to enhance the service provided at the site. As such the scheme is felt to comply with policy E3 of Exeter Local Plan First Review 1995 - 2011, as the change of use will not harm the employment opportunities in the area.

On balance the change of use is deemed to be in compliance with relevant planning policy and is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 26 March 2015, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.

Local Government (Access to Information) 1985 (as amended).

Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223