

**Parish: Great and Little Broughton**  
Ward: Stokesley  
**8**

Committee date: 18 October 2018  
Officer dealing: Mr Sean Rawling  
Target date: 31 October 2108

**18/01879/FUL**

**Change of use of (B1) vacant ground floor office to osteopathic clinic (D1)  
At Suit 4, Springboard Business Centre, 24 Ellerbeck Way, Stokesley Business Park,  
Stokesley, North Yorkshire  
For Mrs Amelia Mann**

**This application is referred to Planning Committee because the property is owned by Hambleton District Council**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The site includes a two storey office building, of an innovative design based on an oval shape, located on a corner site within an industrial/business development. Car parking spaces are located on the west boundary side, with tarmac access and stone finish to spaces. The landscape areas of the site include grass and a small amenity area with ornamental hedge planting at the north side of the building.
- 1.2 The proposal seeks consent for the change of use from B1 (Business) of an existing vacant ground office space, to D1 (Non-residential institutions), to facilitate the use of the space as a private osteopathic clinic. No alterations to the building are proposed as part of the development.
- 1.3 The application is for consideration by the Planning Committee as the land is owned by Hambleton District Council.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 12/00941/FUL– Alterations to existing car park; Granted

## **3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development  
Development Policies DP3 - Site accessibility  
Development Policies DP4 - Access for all  
Development Policies DP16 - Specific measures to assist the economy and employment  
Development Policies CP12- Priorities for employment development  
Development Policies DP17- Retention of employment sites  
National Planning Policy Framework - published 24 July 2018

## **4.0 CONSULTATIONS**

- 4.1 Stokesley Town Council – Support the application.
- 4.2 Economic Development Officer- Support the application.
- 4.3 Public comments – None received.

## 5.0 OBSERVATIONS

- 5.1 The main issues are considered to be: (i) whether the principle of development is acceptable; (ii) whether the development will have any impact on neighbour amenity and; (iii) whether the change of use will result in detrimental impacts on car parking and road safety.

### Principle

- 5.2 The site is within the Development Limits of Stokesley. Core Policy 12 and Development Policy 17 of the Hambleton Local Development Framework seek to support the retention of sites and premises used and/or allocated for employment purposes unless the supply and variety of available alternative employment land is sufficient to meet district and local requirements.
- 5.3 Suite 4 forms one of five units within Springboard Business Centre which are currently vacant. As such, it is considered that the proposed development would not result in a detrimental impact upon other potential employment uses at the site.
- 5.4 Therefore, it is considered the principle of change of use from B1 (Business), to D1 (Non-residential institutions) is supported by Local Development Framework policy.

### Amenity

- 5.5 The proposed change of use is considered to be relatively low key in terms of potential impacts on neighbouring amenity. Given the location of the site, within the business park, the proposed change of use is considered to have no detrimental impact on neighbouring amenity.

### Road Safety

- 5.6 The applicant envisages up to 35 patients per week. The applicant is currently a sole practitioner but hope to be able to expand to an additional clinician along with administrative support. As such the maximum parking requirement for car parking at any one time is likely to be 5 spaces.
- 5.7 Currently Springboard has 45 parking spaces and it is understood from the Manager of the site that this currently more than meets the needs of the site. The proposed use is considered to have no additional impact on car parking need, over and above the existing situation and as such the level of car parking is considered to be satisfactory.
- 5.8 It is concluded that there is sufficient car parking on the site and that the proposed change of use will have no detrimental impact on road safety.

## 6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission.
  2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered 197/100 received by Hambleton District Council on 03 September 2018 unless otherwise approved in writing by the Local Planning Authority.

The reasons for the above conditions are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies.