

Item No 12:-

19/00585/FUL

**Room 1.91
South Wing
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX**

Item No 12:-

Change of use to dual use B1 office and D1 treatment room at Room 1.91 South Wing Cotswold District Council Trinity Road Cirencester Gloucestershire GL7 1PX

Full Application 19/00585/FUL	
Applicant:	Cotswold District Council
Agent:	
Case Officer:	Claire Baker
Ward Member(s):	Councillor Jenny Hincks
Committee Date:	10th April 2019
RECOMMENDATION:	PERMIT

Main Issues:

- (a) The principle of the change of use
- (b) Parking

Reasons for Referral:

The applicant is Cotswold District Council and therefore, in accordance with the adopted Scheme of Delegation, the application must be determined by the Planning Committee

1. Site Description:

The application site is a room 1.91 which has a floor area of 21.30 square metres and is located on the first floor of the south wing of the Council offices at Trinity Road, Cirencester. The application site is within the town's development boundary.

2. Relevant Planning History:

None

3. Planning Policies:

NPPF National Planning Policy Framework
 EC3 All types of Employment-generating Uses
 INF5 Parking Provision

4. Observations of Consultees:

None

5. View of Town/Parish Council:

No objection

6. Other Representations:

None

7. Applicant's Supporting Information:

Planning Statement

8. Officer's Assessment:**(a) The principle of the change of use**

The main issue to consider is whether the principle of the change of use is acceptable.

Policy EC3 of the Cotswold District Local Plan states that:

"1. Within Development Boundaries, proposals for employment generating uses on sites that are not currently identified as an established employment site will be permitted in principle. "

The proposal is for the change of use of the room from use class B1 Office to use class B1 office and use class D1 treatment room. No physical changes are proposed.

The Trinity Road offices are owned by Cotswold District Council. The majority of the building is used in connection with Council services, but individual offices in the south wing are rented out to businesses. The room that is the subject of this application and other rooms in the south wing fronting Trinity Road have previously been rented out for office use. However, the tenant of room 1.91 has given notice to end their tenancy and another existing tenant would like to take occupancy of this room for use as an Osteopath's treatment room. The Council is therefore applying for a change of use to allow the use of the room as both an office and a treatment room as this would give greater rental opportunities. Although the new occupier wishes to use the room as an Osteopath's treatment room the proposed treatment room use is not restricted to this particular treatment to allow it to potentially be used as a room for other treatments in the future whilst also allowing B1 occupancy

Officers are of the view that the principle of the proposed change of use is acceptable and in accordance with Local Plan Policy EC3.

(b) Parking

Local Plan Policy INF5 Parking Provision states that:

"Development will make provision for residential and non-residential vehicle parking where there is a clear and compelling evidence that such provision is necessary to manage the local road network."

Officers are of the view that the change of use would not generate significant additional parking requirements and that sufficient parking is available on site to serve the proposed use. The proposal is therefore in accordance with Local Plan Policy INF5 Parking Provision.

9. Conclusion:

Officers consider the proposal to be acceptable and recommend that the application be permitted.

10. Proposed conditions:

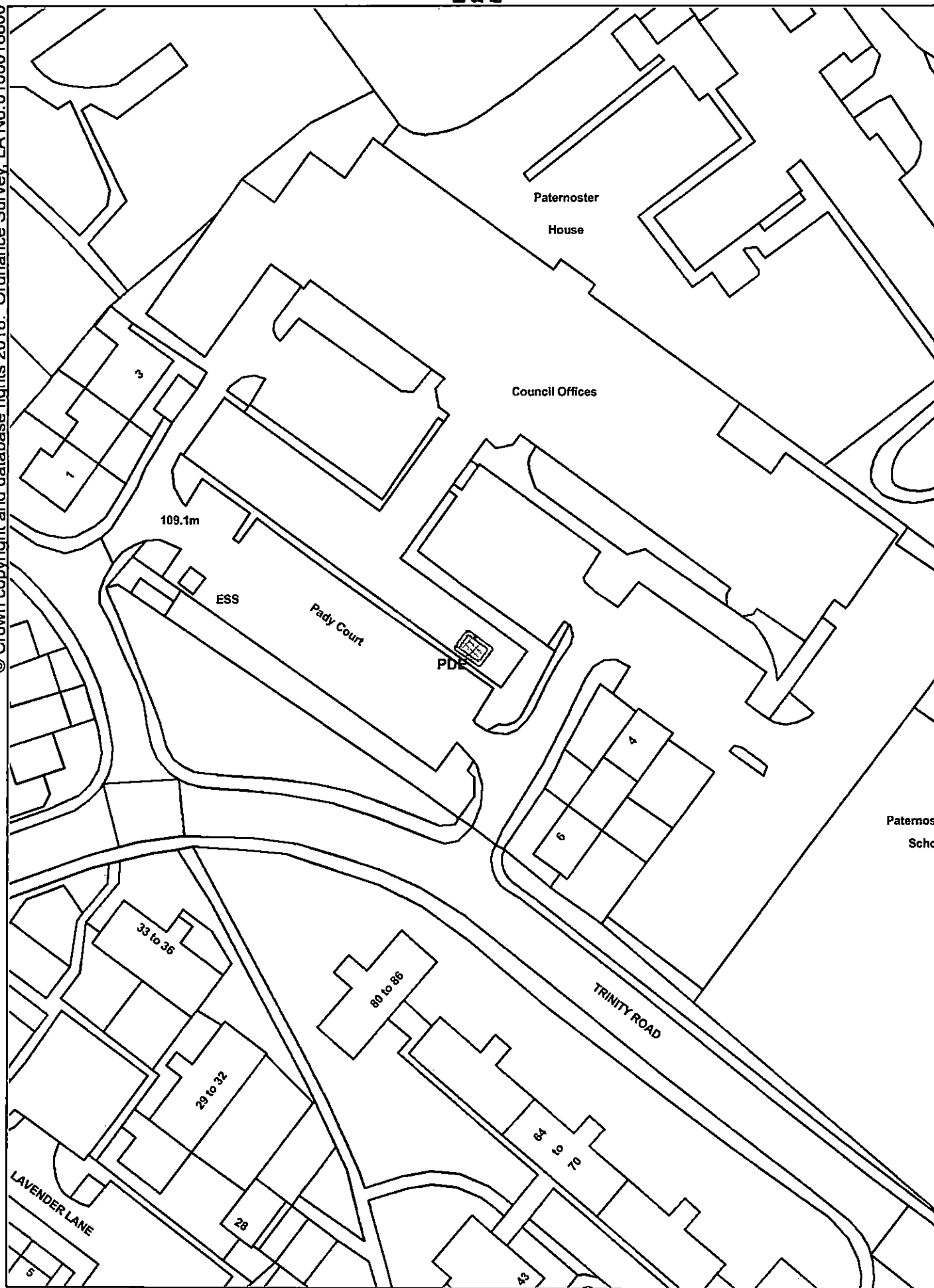
The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the unnumbered floor plan submitted to the Local Planning Authority on 14 February 2019.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

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ROOM 1.91 SOUTH WING C.D.C. TRINITY ROAD CIRENCESTER GLOS50

Organisation: Cotswold District Council

Department:

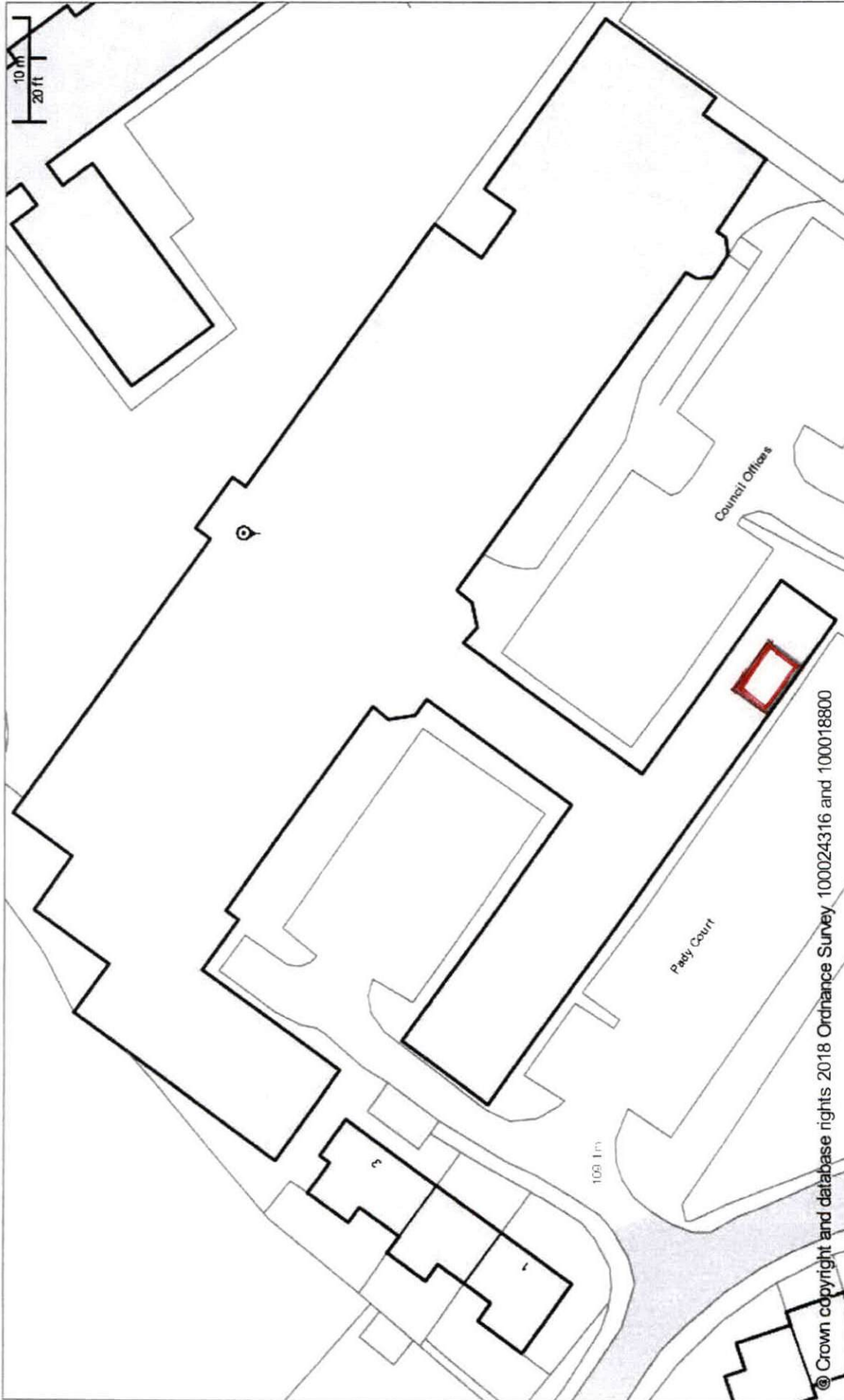
Date: 28/03/2019



COTSWOLD
DISTRICT COUNCIL



Block plan



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Scale: 1:500

Printed on: 6/2/2019 at 14:00 PM

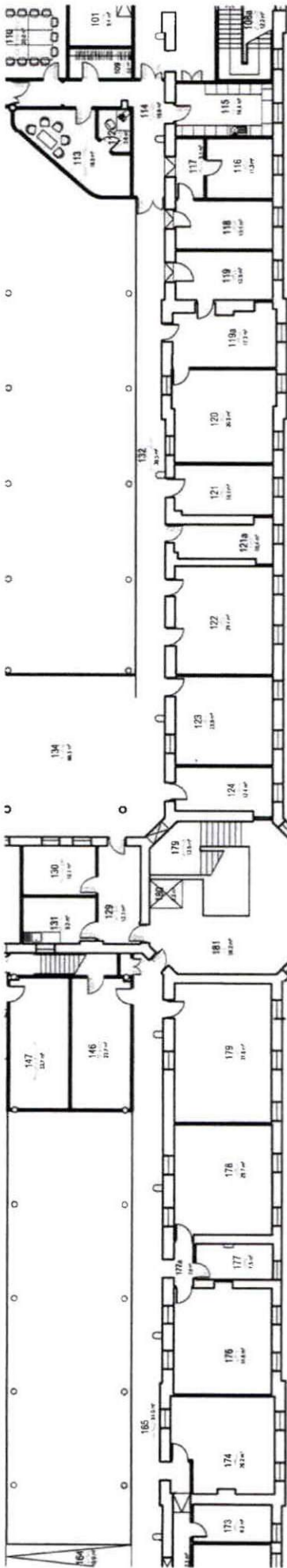
Floor Plan

Cotswold DC Offices, Trinity Rd, Cirencester Record Floor Plans- First Floor 1:100 @ a1, 1:200@ a3

Link block &
South wing

NO	REVISION	DATE

ALL DIMENSIONS TO BE CHECKED ON SITE
NOT PERMITTED TO BE MADE THE BASIS OF A CONTRACT



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Cotswold District Council
 Council Offices- Fire & Record Plans 2077
 Project No: 007
 First Floor (part)
 Sheet 1.3
 As Existing
 Date: 20/06/18
 Drawn: []
 Checked: []