

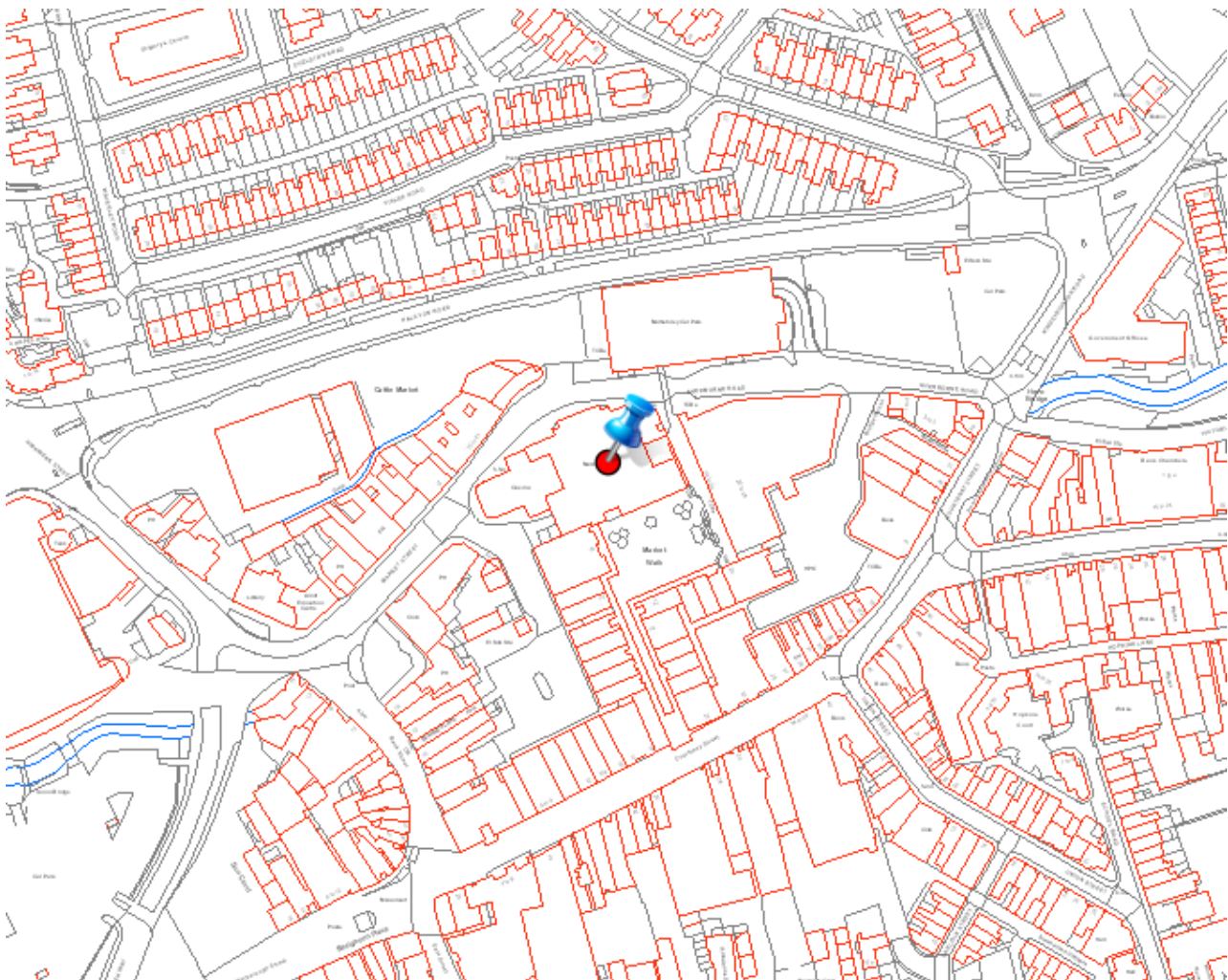
# PLANNING COMMITTEE REPORT

## 15 May 2018

CHAIRMAN: Cllr Dennis Smith



<b>APPLICATION FOR CONSIDERATION:</b>	<b>NEWTON ABBOT - 18/00683/LBC - The Butter Market, Market Street - Erection of a stud partition wall, roller shutter door and a new suspended ceiling in shop 1</b>	
<b>APPLICANT:</b>	<b>Teignbridge District Council</b>	
<b>CASE OFFICER</b>	<b>Claire Boobier</b>	
<b>WARD MEMBERS:</b>	<b>Councillor J Hook Councillor Hayes</b>	<b>Bushell</b>
<b>VIEW PLANNING FILE:</b>	<a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=18/00683/LBC&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=18/00683/LBC&amp;MN</a>	





## 1. REASON FOR REPORT

The site is owned by Teignbridge District Council

## 2. RECOMMENDATION

LISTED BUILDING CONSENT BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with the approved details
3. The roller shutter door provided by HVP Security Shutters and illustrated on the roller shutter door detail photograph received on 27 April 2018 is hereby approved. The door shall be installed in accordance with the approved detail.

## 3. DESCRIPTION

### The Site

- 3.1 The building was developed by Wolborough Local Board in 1867 and is Grade II listed.
- 3.2 The application site relates to the Butter Market building that sits in Market Street within the settlement of Newton Abbot.
- 3.3 Market Street is in the centre of Newton Abbot town centre and within the primary shopping area, sandwiched between Halcyon Road and Courtenay Street.
- 3.4 The building is a listed property and sits surrounded by additional protected sites.
- 3.5 The Butter Market is set on split levels with pedestrian access being taken from each elevation, although the predominant footfall entrance is from Market Square on the southern entrance.
- 3.6 A major internal and external refurbishment of the Pannier Market was completed in 2007 and the internal layout of the market consists of market stalls and small trading units, some of which are set within the building. These units are flanked either side of the openings with granite columns. The uses are principally A1 in the Market, but there is also a mix of A2 and A3.

### Application

- 3.7 The application seeks listed building consent to erect a stud partition wall and a roller shutter door, a new suspended ceiling and to undertake electrical work at shop 1 within the Butter Market, which is currently vacant, to facilitate its use as a barber's shop.

### Impact upon Listed Buildings

- 3.8 In coming to this decision the Council must be mindful of the duty as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess, and have given them considerable importance and weight in the planning balance.

- 3.9 Following consultation with the Conservation Officer, it was concluded that there would be no objection to the proposed works to facilitate the re-use of this unit. As the works proposed are minor in nature it is concluded that the works can be undertaken without adversely affecting the character of the building. Thus the impact on the listed property is considered to be acceptable and complies with the criteria of Policy EN5 (Heritage Assets) as set out within the Teignbridge Local Plan 2013-2033. Officers do not consider this application if granted would result in any harm to this listed building.
- 3.10 The proposed roller shutter door for the unit is proposed to match that installed to the Tourist Information Centre in the same row of units. In the interest of visual amenity a condition is recommended to secure a matching roller shutter door.

#### **4. POLICY DOCUMENTS**

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

EN5 (Heritage Assets)

Newton Abbot Neighbourhood Development Plan 2016 - 2033

Listed Buildings and Conservation Areas Act 1990

National Planning Policy Framework

#### **5. CONSULTEES**

Design & Heritage – Listed Building and Conservation - No objections in principle as the alterations are minor and do not affect the character of the building.

#### **6. REPRESENTATIONS**

Site notices erected. No representations have been received.

#### **7. TOWN COUNCIL'S COMMENTS**

No objections

#### **8. COMMUNITY INFRASTRUCTURE LEVY**

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

#### **9. ENVIRONMENTAL IMPACT ASSESSMENT**

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

**Business Manager – Strategic Place**