

OFFICERS REPORT

Application No:	Y17/1103/SH
Location:	Eastern Apron Folkestone Harbour Harbour Approach Road Folkestone Kent
Proposal	Retrospective application for change of use from customs house (sui-generis) to museum/exhibition space (Class D2), together with infill of existing openings and insertion of doors and glazing.

ASSESSMENT

Performance data:-

Date application valid: 07.09.17

Applicable 8 week target date: 02.11.17

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? N

If Yes, revised 8/13/16 week target date: N/A

Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE VISIT

Carried out site visit on 25.09.17.

The site and proposals were assessed from the application site and the following key features noted as set out in the report below.

SITE

The application site is located within the settlement boundary of Folkestone and within Flood Zones 2 and 3 as identified by the Environment Agency. The application site comprises of the former customs house which was built in 1859 between the harbour station and the goods warehouse and faced onto the south pier.

HISTORY

The site forms part of a wider redevelopment proposal under the planning reference Y12/0897/SH - Approved with condition for outline planning application with all matters (access, scale, layout, appearance, landscaping) reserved for the redevelopment of the harbour and seafront to provide a comprehensive mixed use development comprising up to 1,000 dwellings (C3), up to 10,000 square metres of commercial floorspace including A1, A3, A4, A5, B1, D1 and D2 uses as well as seaports and beach sports facilities. Improvements to the beaches, pedestrian and cycle routes and accessibility into, within and out of the seafront and harbour, together with associated parking, accompanied by an Environmental Statement.

PROPOSAL

Retrospective application for change of use from customs house (sui-generis) to museum/exhibition space (Class D2), together with infill of existing openings and insertion of doors and glazing. The application includes new doors providing access from the north and east elevations, with new glazing units installed to the west elevation which faces onto the

platform of the former railway station which is currently being refurbished as public space. The application includes new render to the side and rear/south elevations.

CONSULTATION RESPONSES

Consultation responses are available in full on the planning file. The main points raised are summarised below.

Folkestone Town Council were consulted and raised no objection.

REPRESENTATIONS

None received.

PUBLICITY

Site notice displayed. Expiry date 17.10.17

Advertised in press. Expiry date 19.10.17

RELEVANT POLICIES

Shepway District Local Plan Review - SD1, BE1

The Shepway District Core Strategy - DSD, SS6 and CSD6

NPPF: Paragraph 17

NPPG

APPRAISAL

The main considerations in the determination of this application are the principle of the new use, design and visual appearance and flood risk.

PRINCIPLE OF USE

The proposal is for 60 square metres of exhibition space (Class D2) floor-space. It is considered that the new use for a building, which has been disused as a result of the closure of Folkestone Harbour Station in 2008, will contribute towards the vitality of the redeveloped Harbour Arm and the wider Folkestone Seafront site, in accordance with Core Strategy policy SS6, and that the change of use is in-line with Core Strategy policy CSD6 which promotes conversion and re-use of derelict land/buildings to promote attractive and active uses. In light of this, the new use of the former customs house is considered to be acceptable in principle. Further it will compliment the extant planning permission at the site and will not prejudice the bringing forward of this.

DESIGN AND VISUAL APPEARANCE

As referenced above, the application includes infill of existing openings and insertion of doors and glazing, as well as a pigmented render finish to the side and rear elevations. It is considered that the simple design and palette of materials for the new timber doors providing access from the north/front and east/side elevations, new glazing units installed to the west/side elevation and pigmented render finish are sympathetic to the building's main features of interest, including the sculpted head at the centre of the architrave to the north/front elevation, dentil block cornice and relief sculpted columns. In light of this, it is considered that the works have improved the appearance of the previously disused building and are therefore acceptable with regard to design and visual appearance.

FLOOD RISK

In terms of flood risk, the site is located within an area identified by the Environment Agency as flood zone 2 and 3. The existing levels of the site have remain unchanged as a result of this proposal. In commenting on application Y12/0897/SH the Environment Agency stated the following:

We advise the Harbour Arm is to remain within the public realm and remain free of built development to prevent inappropriate development within an area of high risk to wave action.

Following discussions with the EA in relation to the change of use of the West Pier (Y15/1051/SH) they have confirmed that the change of use of existing structures is not subject to this comment and standing advice should apply

Standing advice from the Environment Agency directs applications to meet the requirement of the local authority's strategic flood risk assessment in relation to surface water management. The application site is located outside of the identified areas of risk on the hazard maps of the Shepway Strategic Flood Risk Assessment (SFRA) 2015. The new exhibition space (D2) use is considered to be a less vulnerable use in accordance with the EA's flood risk vulnerability classifications. It is considered that the new use of the building is acceptable and as such, it is considered that the change of use is acceptable with regard to flood risk.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Case Officer: Alex Kalorkoti

Report and draft decision notice completed and passed to senior officer.

Name: Alex Kalorkoti Position: Graduate Planning Officer Date: 26.10.17

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: Robert Allan Position: Major Projects Team Leader Date: 01/11/17