

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CB

Application No:	3/2011/0371/P
Development Proposed:	Part change of use from a florist shop (Class A1) to retail sales of beauty products and treatment rooms (Class A1 and Sui Generis) at 23 King Street, Clitheroe, BB7 2EU

CONSULTATIONS: Parish/Town Council

Clitheroe Town Council - No objections to this proposal.

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Policy G1 – Development Control
 Policy ENV16 – Development within Conservation Areas
 Policy S1 - Shopping Policies - Clitheroe Centre

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application relates to a vacant retail premises, within the Clitheroe Conservation Area, on the southern side of King Street. The property is mid-terrace and the whole block is identified as Buildings of Townscape Merit within the Clitheroe Conservation Area Appraisal.

Planning permission is sought to change the use of the retail premises to a beauty salon which will also sell beauty products. The floor plans submitted show that the first floor of the property will be dedicated to beauty rooms and also part of the ground floor. The floor plan labels a large portion of the ground floor as 'retail sales' but also notes the position of two 'nail bars' which will be part and parcel of the beauty salon. No external changes are proposed, as part of the development.

Hours of opening are proposed as 9am – 5pm Monday to Friday and 9am – 3pm on a Saturday. Three late night openings, until 9pm, are proposed in the week. These will be on Tuesday, Wednesday and Thursday. There are first floor flats and properties nearby, however, it is considered that the late opening of this shop for three evenings a week, will not cause adverse amenity issues for the neighbours, due to the nature of the business.

The proposed use is in accordance with saved local plan policies G1 and S1, and as no external changes are being made, the significance of the conservation area should not be affected as a result of the change of use. Therefore, taking the above comments into consideration I recommend the application accordingly.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That conditional planning permission be granted.