

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CB/EL

Application No:	3/2015/0189/P
Development Proposed:	Change of use from Class C3 (residential) to Class A1 (retail) to be incorporated into existing hair salon (Use Class Sui Generis) at Flat above (first floor) 15 Bridge Road, Chatburn BB7 4AW

CONSULTATIONS: Parish/Town Council

Parish Council - No comments or observations received.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No objections.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Ribble Valley Core Strategy Adopted Version
Policy DMG1 – General Considerations.
Policy DMR3 – Retail outside the main settlements.

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

The application relates to a mid terraced property located in the heart of Chatburn Conservation Area close to Chatburn Bridge and adjacent to the public house Black Bull PH. The property is currently used as a hair salon at ground floor with a separate self contained flat with an unoccupied flat above. Permission is sought to change the use of the first floor from a flat to be used by the hair salon for its business.

Visually, the proposal will have no effect on the character, appearance or significance of Chatburn Conservation Area as no external changes are proposed. Similarly, there will be no effect on any nearby residents living above other shops on this frontage given that the opening hours of the business will not change, and also a residential property can make unrestricted noise, within reason, whereas this business opens from 9am to 8pm Monday to Friday and 9am to 5pm on Saturday and is closed on Sundays and Bank Holidays, therefore, any noise from the first floor area of this building will be less than would have been if it was occupied on a residential basis.

The only matters to consider therefore are the principle of development including the loss of a residential unit and highway safety. Dealing with the latter matter first, the highway authority has raised no objections to the proposal on the basis that under the existing parking requirements for the two different current uses (hair salon and residential) should have their own parking. Overall given the limited nature of the proposed business use this parking level will not change. Although there is no parking associated with the shop itself there are a number of parking options (on and off street) available within 150 metres of the property. Overall the proposed change of use will not have a detrimental impact on the existing highway network so I do not have a highway objection to it.

In terms of the principle of development, whilst the Council recognises that one dwelling unit will be lost as a result of the proposal, it is considered that, as the Council can currently demonstrate a five year supply, the need to provide housing, and to retain housing, is not so stringent. Combined with this, the expansion of an existing business into this area is a benefit for the borough as currently the business only has two members of staff; one full time and one part time equivalent to 1½ full time people. By allowing the use of the first floor of this building, it is envisaged that the number of staff at the premises will increase from 1½ people to 3½ people and on this basis there will be an economic benefit to the proposals.

The final matter to consider is the impact of the change of use of the first floor from an ancillary flat to a hair salon on the amenity of adjoining neighbours. The property sits between the Black Bull PH and no.13 Bridge Road. The Public House will be open past 6pm therefore the 8pm closing time Monday-Friday will not have any effect on the landlord/landlady of this Public House. Having checked the planning history for 15 Bridge Street it is apparent that no hours restrictions have ever been placed on the commercial business at ground floor. The applicant states that the current business hours are 9am to 8pm Monday to Friday and 9am to 5pm on a Saturday with no opening on a Sunday and given more noise and disturbance is likely to from the Public House at later hours than the applicant proposes and the hair salon use is unlikely to be a large noise creator the applicant's stated opening hours seem reasonable, in the interests of residential amenity, the hours will therefore will be conditioned accordingly.

For the above reasons I thus recommend that the application be approved.

RECOMMENDATION: That conditional planning permission be granted.