

Memo

From: Craig Matthews

To: John Macholc

cc: Phil Dagnall

Date: 8/10/18

Ref: Application No: 3/2018/0786 - Dog and Partridge Hesketh Lane Chipping PR3 2TH

Brief Description of Proposal

Conversion of an existing restaurant (A3) to create twelve apartments (C3) and the siting of four holiday lets.

Relevant Core Strategy Policies & Comments

The key policy document in relation to in-principle comment here is the Core Strategy as adopted December 2014.

The principle issue here is the importance of protecting the local economy and services. The Strategy aims to protect the Boroughs economic assets and promotes tourism development that complements them. This proposal conflicts with Key Statement EC2 and Key Statement EC3. The Strategy aims to strengthen the visitor economy of the Ribble Valley and protect tourism and leisure facilities; conversely the loss of such will need careful consideration.

Key Statement EC1: Business and Employment Development is also relevant here along with Development Management policy DMB1: Supporting Business Growth and the Local Economy and must be addressed. This is necessary to assess the potential loss of any employment resource in the overall planning balance and the impact upon the local economy. In relation to the continuing economic and employment potential of the site, which is emphasised here there is insufficient evidence attached to the application to comply with the requirement within Develop Management Policy DMB1.

Up to date evidence of any attempts made to secure an ongoing employment related use including relevant supporting evidence of marketing are key to Policy DMB1 and must be provided to the satisfaction of the Local Planning Authority. Whilst some reference has been made regarding an attempt to market there have been no advertising boards on the property itself to make people aware that it is on the market. This therefore does not provide sufficient information to the satisfaction of the Local Planning Authority.

It will be necessary for the proposer to comply with the DMB1 policy requirement for evidence of up to date commercial marketing, targeted towards relevant sectors, information including a guide price for the property and accounting history in order to test any potential interest with the property, and to address the potential impacts upon the local economy. This evidence should be sought before an application decision could be made.

Conclusion

Therefore, the applicant has not demonstrated to the Councils' satisfaction that the policy aspects have been addressed.

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