

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2018/0900	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	23/10/18	
Officer:	RM	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Change of use from Greengrocers shop (a1 retail) to micro bar (A4 drinking establishment)
Site Address/Location:	83 Berry Lane, Longridge

CONSULTATIONS:	Parish/Town Council
No objection provided that there is no disturbance to nearby residents. The Parish Council has concerns in respect of the narrow footpath at the front and would ask that smokers should be directed to the back of the property.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No highway objection	
Environmental Health:	
No objection subject to the imposition of conditions	
CONSULTATIONS:	Additional Representations.
No representations have been received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement DMI2 – Transport Considerations Key Statement EC1 – Business and Employment Development Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport & Mobility Policy DMR2 – Shopping in Longridge and Whalley Policy DMB1 – Supporting Business Growth and the Local Economy Policy DMB3 – Recreation and Tourism National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2010/0386 – *Proposed two-storey rear extension, minor internal alterations and erection of external staircase from 81 Berry Lane rear yard* – approved with conditions

3/2010/0943 – *Two-storey rear extension to existing shop and flat. Re-submission of planning permission 3/2010/0386P* – approved subject to conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a terrace property, occupied by a greengrocer's shop (A1), with a residential flat above, at 83 Berry Lane, Longridge. The premise is located within the boundary of the Longridge Main Town Centre, as well as being within the Conservation Area.

To the north west the application property is adjoined by a hairdressers and to the south east is a mobile phone/electrical goods shop, however this neighbouring unit is separated from the application property by a narrow covered alleyway which provides access to the rear of a number of properties in this terrace row. Above the adjacent retail units are residential flats.

The application property has a traditional shop front with a large display window, main entrance door and an awning/canopy above. To the rear is a yard area within which is external staircase that provides access to the residential flats above the application property and neighbouring unit at first floor level and a store room used by the shop.

Proposed Development for which consent is sought:

The application seeks full planning consent to change the use of the ground floor from a retail unit to a micro-pub (A4 use class). The existing use of the first floor as a flat would not be altered.

The submitted application shows that the first floor store room will be converted to a customer toilet and an internal staircase will be installed within the property to provide access to this toilet, preventing the need for customers to use the staircase that serves the flats above. No other external alterations are proposed.

The submitted application states that the premise would not play loud music in order to create a pleasant atmosphere that encourages conversation. The submission states that the proposed micro-pub would have room to cater for up to 60 people at any one time and would open between 12:00 and 23:00 seven days a week.

Principle of Development:

The Ribble Valley Core Strategy (Policies EC1 & DMB1) seeks to support business growth and the local economy, and whilst these policies generally relate to large scale employment uses, the proposed use would provide an income for the applicant and any staff they may employ. The submission states that the applicant has operated a A1 retail shop from this location for over 20 years, however due to the increase in food retailer within Longridge (Sainsbury's, Booths and soon Aldi) the applicant's business has suffered. The applicant has therefore decided to seek to change the use of the unit and will run the micro-brewery themselves.

Policy DMG2 states that development should be encouraged within the principal settlements and the nine Tier 1 villages. The application site is located within the principal settlement of Longridge, specifically within the main town centre which is designated for commercial uses, and therefore the principle of the development is considered to be acceptable in accordance with Policies DMG2 and DMR3. In addition, Policy DMB3 is supportive of recreational facilities subject to compliance with other policies within the Core Strategy.

Impact Upon Residential Amenity:

The ground floor unit currently has an established use as an A1 retail unit, and the application seeks to convert this ground floor to an A4 (drinking establishment). The unit is adjoined by retail units either side and thus the impact upon the commercial element of the neighbouring properties is considered to be acceptable. At first floor level the application property, and neighbouring units, have first floor flats and the impact of the proposed use on the amenity of these residential uses must be carefully considered.

Upon the request of the Council's Environmental Health Officer the application is accompanied by a noise insulation assessment which details how an isolated ceiling will be installed in order to ensure that an acceptable relationship is retained between the proposed use and the flat(s) above. The Council's Environmental Health Officer has reviewed the submission and raises no objection subject to a condition that this isolated ceiling is provided prior to the unit being brought into use.

Conditions have also been imposed restricting the hours of opening and deliveries, restricting the use to a micro-pub only within use class A4, details of refuse storage, the external yard area to be used for smoking only and limits on noise levels from external plant machinery.

The proposal does include the installation of a new internal staircase to provide customer access to the first floor units, without the need to use the external staircase used to serve the flat(s) above. No objections have been received in relation to the application and the applicant owns the flat directly above the proposed micro-brewery and therefore it is clearly in the interest of the applicant to ensure that noise and disturbance from the proposal is kept to a minimum.

An amended plan has been provided showing an external yard area, located to the side and rear of unit, and this external area will be used for customers smoking. As mentioned above a condition has been attached to ensure that this is used as a smoking area only and that drinks are not consumed outside.

In view of the above, provided the attached conditions are adhered to it is considered that the proposed use would share an acceptable relationship with the surrounding area and not have any undue impact upon residential amenity in accordance with Policy DMG1.

Visual Amenity/External Appearance/Conservation Area:

The application site is located within the Longridge Conservation Area however the proposal includes no external alterations to the building. As such this proposal would preserve the character of the Conservation Area in line with both local and national policies.

Highways:

The application property does not benefit from any off-street parking provision and the proposed use would therefore depend on on-street parking provision in the area. The County Highway Officer has raised no objection to the application on highway grounds, as the property is located within the town centre of Longridge and already has a commercial use. The application site is located within a sustainable location (town centre), and the proposed use would not encourage people to drive to premise.

In view of the above the proposal would comply with Policy DMG3 which seeks to promote development within existing developed areas and proposals that discourage reliance on the use of cars.

Economic Benefits:

As detailed above the submitted application details how the existing business struggles due to competition from larger retailers in the area and therefore the proposed change of use would provide the applicant with an opportunity to sustain the commercial use of the property within the town centre of Longridge and potentially bring people/visitors to Longridge.

Observations/Consideration of Matters Raised/Conclusion:

The proposed use of the ground floor as a micro-pub would be compatible with this town centre location within Longridge and provided that the recommended conditions are adhered to the proposal would share an acceptable relationship with surrounding uses. The application is therefore recommended for approval.

RECOMMENDATION:

That planning consent be granted.