

Unit 2, Abbot Works, King Street, Whalley, Lancs. BB7 9SP



Proposed change of use from metal workshop B2 general industrial use to barber's shop A1 retail use and alterations to front elevation.

Planning Statement, Design, Access & Heritage Statement
JDTPL0217

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR CHANGE OF USE OF METAL WORKSHOP CLASS B2 TO BARBERS SHOP CLASS A1 AND ALTERATIONS TO FRONT ELEVATION.

UNIT 2, ABBOR WORKS, KING STREET, WHALLEY LANCS BB7 9SP

1 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the use of a workshop as a barber's shop.
- 1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:
Existing and proposed floor plan and front elevation PHA/376
Proposed site plan PHA/350
Location plan

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The application site is to the rear of King Street Whalley within an area known as Abbot Works. This comprises several commercial premises, retail, gym and taxi booking office. The workshop the subject of this application is currently occupied by Abbey Engineering, who carry out precision machining, sheet metal work and welding.
- 2.2 Vehicle access is off the side street leading off King Street and the back street. There is a forecourt in front of the building capable of accommodating two vehicles. The site faces the rear of the retail and commercial properties on King Street some of which have residential flats above.
- 2.3. The application site is unallocated in adopted Ribble Valley Districtwide Local Plan proposals map. The site is shown to be within the settlement boundary and within the conservation area see figure 1. The site is shown to be within a proposed existing employment area policy DMB1, adjacent to the proposed main centre boundary policy DMR2 and within an area designated as flood risk area (flood zone 2) policy DME6 on the Housing and Economic Development, Development Plan Document Sheet 6 inset 18.

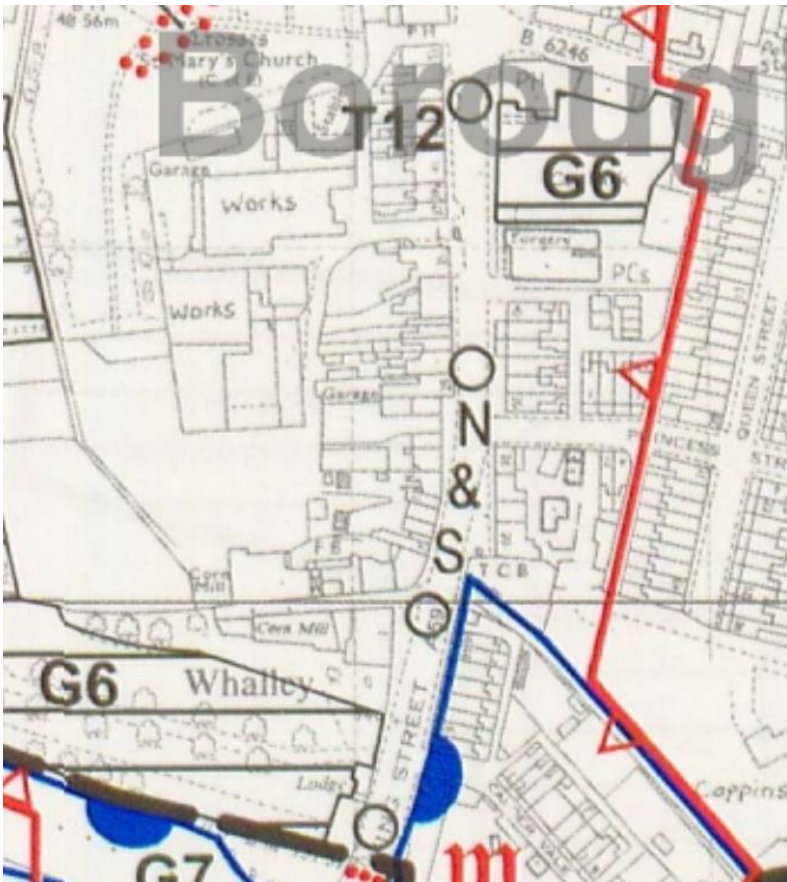


Figure 1 Extract from the Adopted Ribble Valley Districtwide Local Plan proposals map. Inset 29

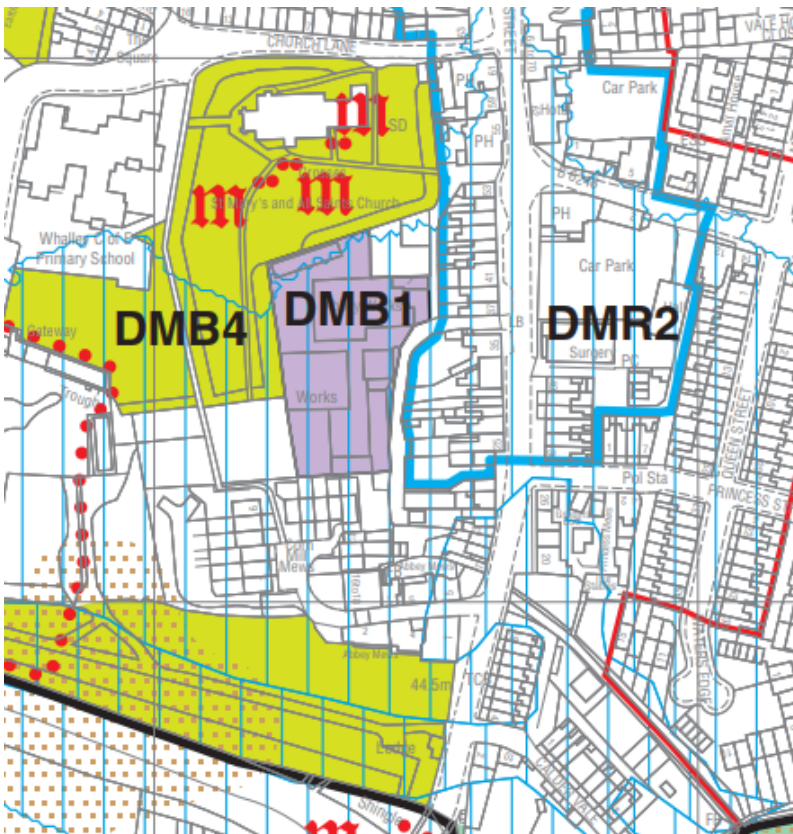


Figure 2 Extract from Housing and Economic Development, Development Plan Document Sheet 6 inset 18

2.4 The site is within the centre of Whalley close to all shops, services and public transport and in walking distance of extensive residential areas.

2.5 The site is within the Whalley Conservation Area. The Conservation Area Appraisal map shows the site to within an area shaded purple. Whilst this shading is not included in the key to the map the conservation area appraisal identifies three sites needing enhancement all of which are shaded purple:

- The commercial sheds/workshops to the west of nos. 25- 53 King Street
- The public car park next to the Whalley Arms.
- The land in front of nos. 71-97 King Street

See figure 3

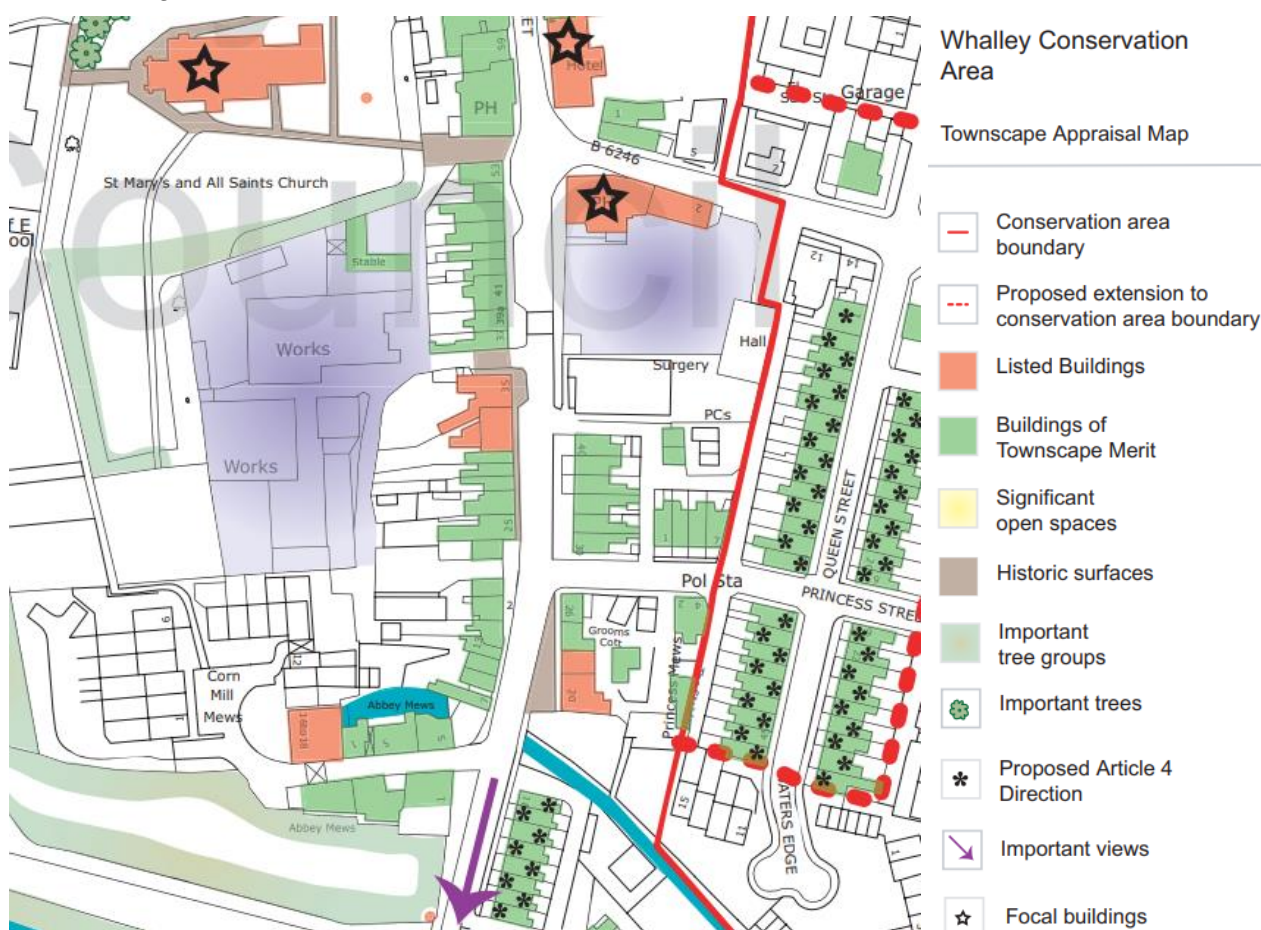


Figure 3 Extract from Whalley Conservation Area Map

3.0 SITE HISTORY

3.1 The recent planning applications on and near the site.

App No.	Address	Development	Decision
3/2017/0164	Unit 8 Abbot Works King Street Whalley BB7 9SP	Change of use from B1 business use to D2 (gymnasium) including external alterations	Approved 21-04/2017
3/2014/0477	2 Abbey Works Back King Street Whalley BB7 9SP	Certificate of Lawfulness for an existing use of motorcycle repair, servicing and preparation work.	Approved 22/07/2014
3/2009/0127	Unit 6A Abbey Works Back King Street Whalley Lancashire BB7 9SP	Change of use of ground floor office (previously used by Building Contractor's secretary) to use as taxi booking office.	Approved 03/04/2009

4.0 THE PROPOSED DEVELOPMENT

4.1 The applicant owns Bad Company Barbers it is an established men's hairdressing and grooming company which operates in nearby Unit 6 "The Salvage House Collective", Abbey Works, King Street Whalley. The applicant has been searching for a retail unit to rent within Whalley centre for several years without success. His experience is that units rarely formally come onto the market, most units change hand through local networks.

4.2 The barber's shop will accommodate three 'chairs' with space for three waiting customers. The average time for a haircut is 30 minutes and 1 hour for a haircut and beard trim. The shop will be run by the applicant and two full-time employees. The applicant also provides a consultation studio.

5 DEVELOPMENT PLAN POLICY

5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2018).

Core Strategy (2014)

5.2 The following policies are of relevance to the proposal:

Key Statement DS1: Development Strategy directs new retail and leisure development to the centres of Clitheroe Longridge and Whalley.

Key Statement DS2: Sustainable Development, when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area.

Key Statement EC1: Business and employment development-employment development will be directed towards the main settlements of Clitheroe Longridge and Whalley as preferred locations to accommodate employment growth together with land at the Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.

Key Statement EC2: Development of retail, shops and community facilities and services. Development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle.

Key Statement DMI2 – transport considerations. New development should be located to minimise the need to travel.

Policy DMG1: General Considerations – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.

Policy DMG2: Strategic considerations-development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

Policy DMG3: Transport and mobility-the availability of public transport, the relationship of the site to the primary road network, the provision for access by pedestrian and cyclists.

Policy DME4: Protecting Heritage Assets. There is a presumption in favour of the conservation and enhancement of heritage assets and their settings

Policy DME6: Water management. Development must not be at an unacceptable risk from flooding or exacerbate flooding elsewhere.

Policy DMB1: Supporting business growth and the local economy- proposals that are intended to support business growth and the local economy will be supported in principle.

Policy DMR2: Shopping in Longridge and Whalley. Proposals for new small-scale shopping developments will be approved on sites which are physically closely related to existing shopping facilities

6 EVALUATION

The principle of the development

- 6.1 The site is within the centre of Whalley on the adopted Ribble Valley Districtwide Local Plan. The site is shown to be within the proposed existing employment area policy DMB1, adjacent to the proposed main centre boundary policy DMR2. As these boundaries form part of the draft proposed map to the HEDDPD they carry little weight in the decision-making process. The adopted Core Strategy Key Statement DS1: Development Strategy directs new retail and leisure development to the centres of Clitheroe, Longridge and Whalley. Key Statement EC2: Development of retail, shops and community facilities and services supports development that enhances the vibrancy, consumer choice and vitality and unique character of Whalley's retail and service centre. The development is for a new retail unit within the centre of Whalley which will provide three full-time jobs and is therefore acceptable in principle.
- 6.2 Policy DMB1: Supports business growth and the local economy. The existing use of the building as a sheet metal working workshop provides employment for two people (one full-time and one part-time). The employment generating potential of the site is not harmed by the change of use to a retail use as the use will provide full-time employment for three people.
- 6.3 The location of new retail premises in Whalley is guided by policy DMR2. This requires new small-scale retail development to be physically closely related to existing shopping facilities. The site is immediately adjacent to the main shopping street in Whalley. It is small in scale and therefore fully accords with the requirements of policy DMR2.

Heritage Assessment.

- 6.4 The site is within the Whalley Conservation area which is a designated heritage asset. The summary of the special interest justifies the designation of the conservation areas is location on the River Calder, surrounded by rolling hills which provide both limestone and sandstone for building. The ruins of the 13th century abbey, St Mary's and All Saint's Church. King Street,

the principle commercial street with its small mostly locally owned shops. The river setting and the many fields and open green spaces of Whalley which provide an attractive rural character to the conservation area. The Conservation Area Appraisal includes a 'SWOT' analysis. Included in the list of principle negative features of the Whalley Conservation area is the *"Industrial area between the churchyard and rear boundaries of the buildings facing King Street, with large modern sheds and poor quality roads."* The application site is within this area. The appraisal also identifies this area as a potential site for enhancement. We can conclude from these comments that the appearance of this part of the conservation area, at the time of the appraisal, was detracting from the special qualities of the area. The properties to the east of the site including 37 to 41 King street are designated as being of townscape merit. 35 King Street which is to the south west of the site is a listed building. The listing description is:

"WHALLEY KING STREET (west side) SD 73 NW 2/65 Nos. 33 & 35 - GV II

Row of houses and shops, mid C18. Brick with sandstone dressings and slate roof. 3 storeys, 10 bays, with chamfered quoins. Windows have plain stone surrounds with keystones. Those on the ground and 1st floor are sashed with no glazing bars. Those on the 2nd floor are sashed with glazing bars. The 3rd bay has a blind attic window and the 8th bay is blind on the 1st and 2nd floors. The 1st and 2nd and the 9th and 10th bays now have shop fronts on the ground floor. In the 3rd and 8th bays there are doors with architraves which have keystones. In the 5th bay there is a door within a former window surround. Chimneys on gables and between 5th and 6th bays. Inside, No.35 has several oak panelled doors of C18 type, and an oak dog-leg stair with open string, turned balusters and wreathed handrail.

Listing NGR: SD7332336085"

Design

- 6.4 The application site comprises a single storey workshop. The front elevation faces back King Street. It has an asymmetrical roof with glazing on the steeper southern roof slope giving the building an industrial appearance. The proposed change of use includes alterations to the front elevation of the building. The unit currently has a roller shutter door, white upvc vertical cladding and a solid timber entrance door. The immediately adjacent buildings are finished in cream render. It is proposed to replace the cladding with timber effect upvc horizontal cladding, replace the roller shutter with bi-fold doors and replace the entrance door with a fully glazed door. This will allow the interior of the unit to be highly visible and welcoming for customers. It will improve the appearance of the unit by providing a more interesting and vibrant frontage which will enhance the visual amenity of the area. This will enhance the visual qualities of the area, the character of the conservation area and the setting of the nearby listed building. The proposal complies with the requirements of Key Statement EN5 and policies DMG1 and DME4.

Residential Amenity

- 6.5 We are not aware of any current noise or other issues from the B2 use of the application premises. A continued use of the unit by another occupier for a B2 use is likely to be less compatible with the amenity of the residential properties nearby than the proposed Barbers Shop. It can be considered that the Barbers Shop is likely to have less impact on residential amenity than the current workshop use. The applicant proposes opening times of 9.30 am to 6 pm Monday, Tuesday, Wednesday and Friday, 9.30 am to 8 pm Thursday and 8.30 to 5pm Saturday. This includes half an hour at each end of the day for setting up and setting down and the possibility that the Monday will be a day off. These opening hours are unlikely to cause any undue disturbance to neighbours. The proposal complies with policy DMG1.

Highways and transport

- 6.6 The forecourt in front of the property provides vehicle access into the premises and it is common practice to park a vehicle immediately in front of the building. This will continue. As the site is in the centre of Whalley, in walking distance of the surrounding housing areas and businesses, close to public transport and public car parks there is no requirement for the applicant to provide off-street parking. A visit to the Barber may form part of a linked trip to other shops and facilities in the town centre thereby cutting down on the need to travel. The proposal complies with the requirements of Key Statement DMI2 and policy DMG3.

Flood Risk

- 6.7 The site is shown to be within flood zone 2 on the GOV.UK flood map for planning website. See figure 4. Buildings use for general industrial use and shops are categorised as 'less vulnerable' in the Planning Policy Guidance¹. See second bullet point of list of 'less vulnerable' uses below. The change of use does not involve an increase in the vulnerability classification. The proposal includes only cosmetic alterations to the exterior of the building which will not affect the existing rate of run off from the property.

¹ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification>

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

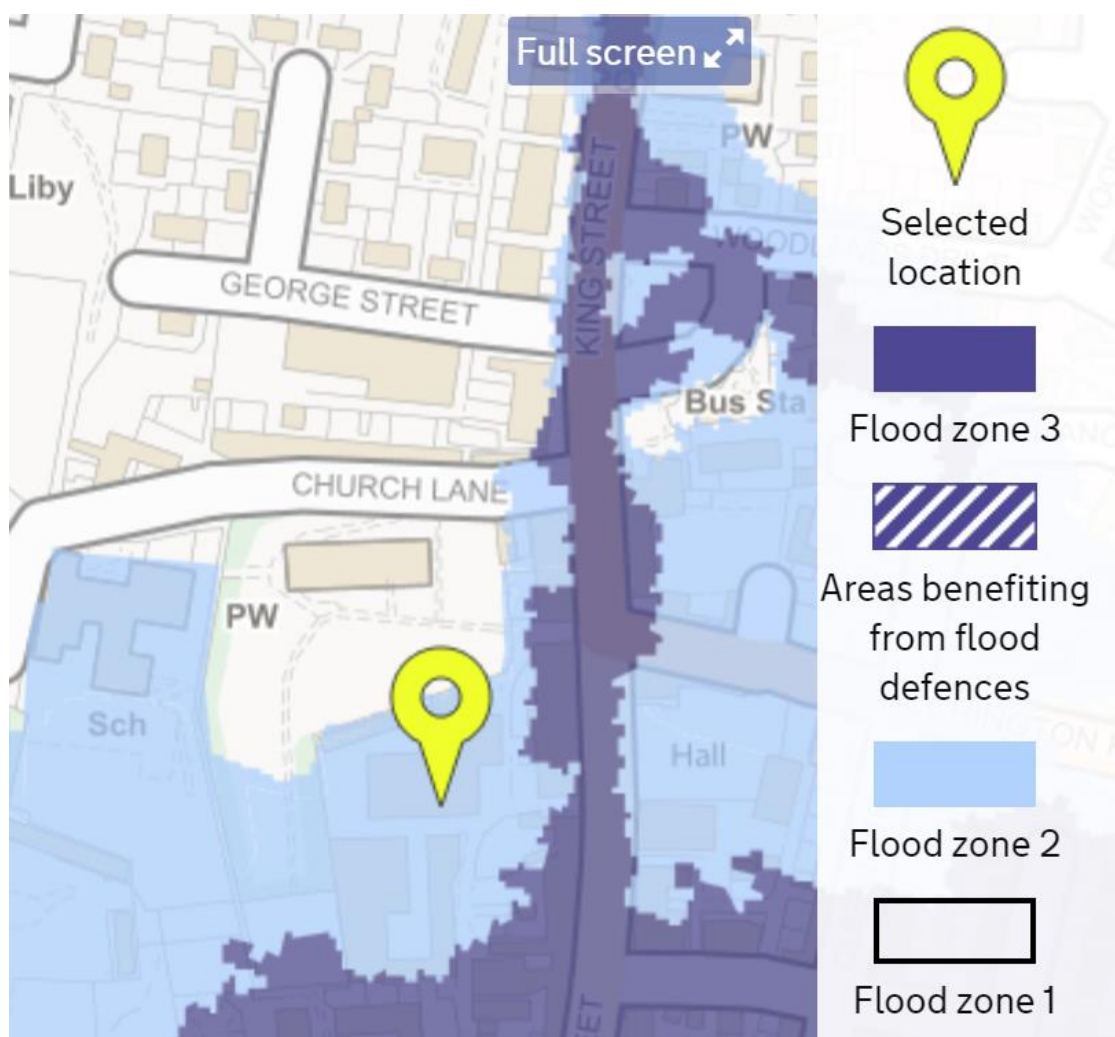


Figure 4 Extract from <https://flood-map-for-planning.service.gov.uk>

7 CONCLUSION

- 7.1 The proposed change of use will provide a new barber's shop immediately adjacent to the existing retail area within Whalley centre. The site is in a highly accessible location and will contribute to the vitality of this shopping area within the village. It will continue to provide employment and make an important contribution to the provision of local employment opportunities for the area. The change of use has the potential to improve the residential amenity of the area. The improvements to the exterior of the building will enhance the visual qualities of the area, the character of the conservation area and the setting of the nearby listed building. The proposal complies with the policies of the Core Strategy and the NPPF.