



JUDITH DOUGLAS TOWN PLANNING LIMITED

83 Berry Lane, Longridge PR3 3WH.

Change of use of the first floor flat residential flat to function room in connection use of ground floor as micro bar (A4 drinking establishment).



Design, Access, Planning and Heritage Statement  
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JDTPL0242

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## **1.0 INTRODUCTION**

1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr T Jackson. In January 2019 planning permission was granted for the change of use of the ground floor of the property from green grocer's shop (A1 retail) to micro bar (A4 drinking establishment). The use as a micro pub has been established and is successful as a business. The first floor is in use as a residential flat.

1.2 This application seeks planning permission to the change of use of the first floor from residential use to a function room (A4 drinking establishment) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

1.3 The application should be read in conjunction with the following plans and documents:

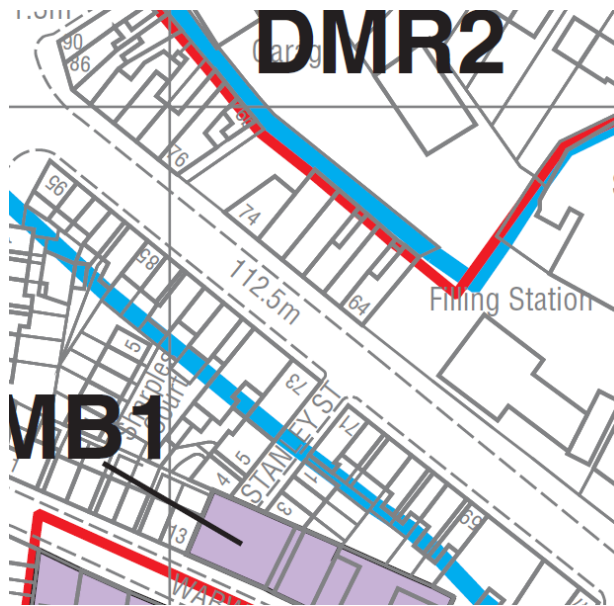
PL001-Existing ground floor, first floor plan, proposed ground floor and first floor plan 1:100, block plan 1:500 and location plan 1:1250.

Noise Assessment

## **2 SITE DESCRIPTION**

2.1 The application site is within the town centre of Longridge and within the designated Conservation Area as shown in the Housing and Economic Development DPD proposals map (sheet 4). Sheet 4 also shows the site to be in the main shopping area of Longridge. See Fig 1. The building and its neighbours are shown to be buildings of townscape merit on the Conservation Area Appraisal. See Fig 2

2.2 There are no alterations proposed to the exterior of building and none are necessary for the change of use to be implemented. The access to the function room will be via the existing internal staircase to the first floor flat. There is an external fire escape stair which serves the upper floors of number 83 and number 81 and leads down into the rear yard which has pedestrian access to Berry Lane through a ginnel between numbers 83 and 81. The existing yard area will continue to be used as a smoking area and for bin storage.



## SHEET 4

### Key

- Borough Boundary
- Inset Map Boundary
- Draft Settlement Boundary DS1
- Clitheroe Principal Shopping Frontage DMR1
- Committed Housing Site DS1
- Main Centre Boundary DMR1/DMR2
- Proposed Clitheroe Market Re-Development Site DMR1
- Standen Strategic Development Site DS1
- Committed Employment Sites DMB1
- Existing Employment Area DMB1
- Ancient Woodland DME1
- Area of Outstanding Natural Beauty (AONB) EN2
- County Biological Heritage Site DME3
- Existing Open Space DMB4
- Local Geodiversity Heritage Site EN4
- Local Nature Reserve DME3
- Site of Special Scientific Interest DME3
- Conservation Area DME4

Fig 1. Extract from the Housing and Economic Development DPD Proposals Map Sheet 4 Longridge

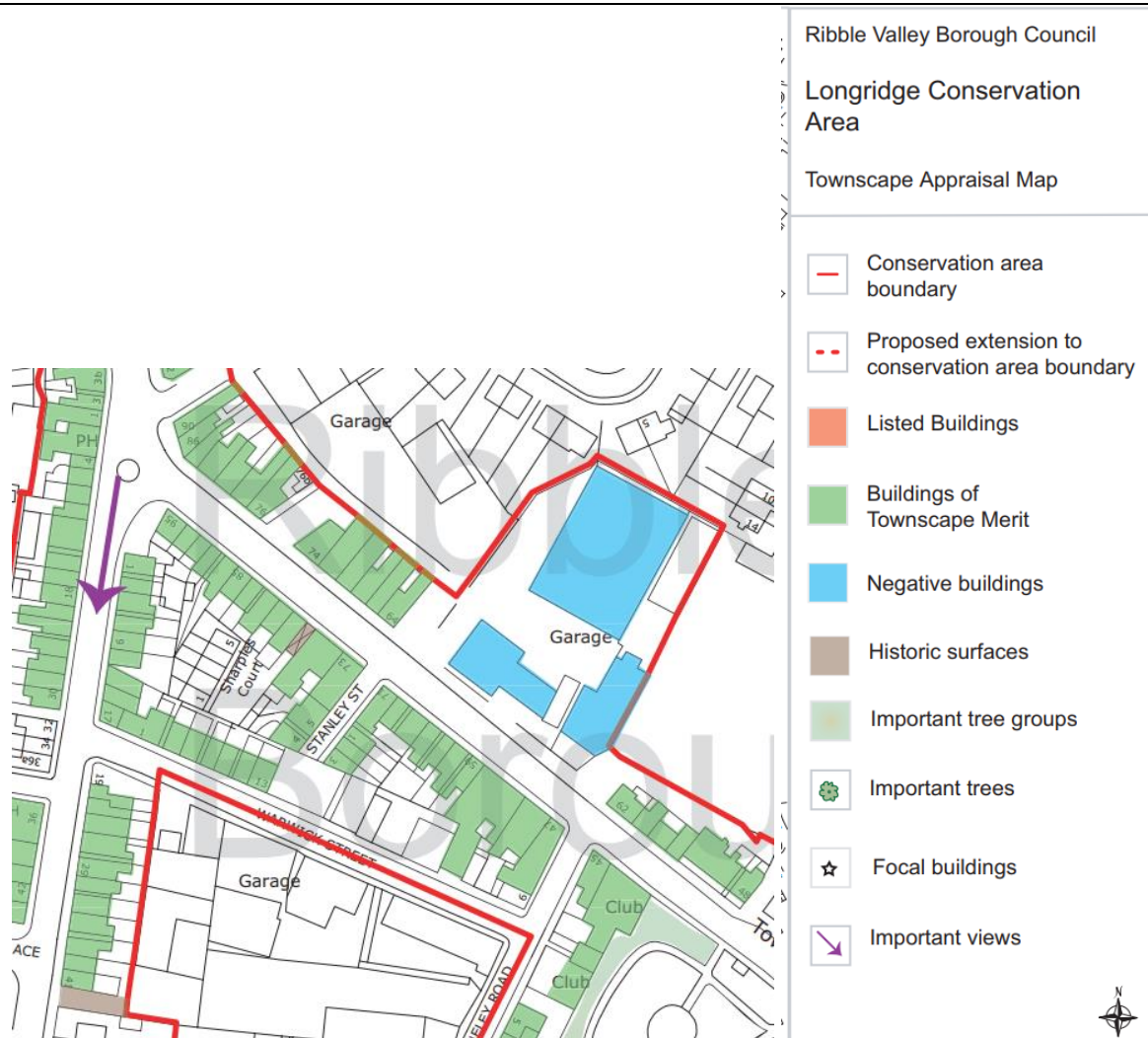


Fig 2 Extract from Longridge Conservation are Townscape Appraisal Map

- 2.3 The properties adjacent to 83 Berry Lane are at 81 “Drakes Dental Care” which occupies the ground and first floors. At 85 is “Hair Envy” a hairdressing salon on the ground floor with a residential flat above. This part of Berry Lane has a strong commercial character which is expected in a main shopping centre.
- 2.4 There is on-street parking available in front of the property. Berry Lane carries frequent bus services and served by public car parks.

**3. PROPOSED DEVELOPMENT**

3.1 83 Berry Lane is within the town centre and within the main shopping centre of Longridge. The town centre is a suitable location for drinking establishments which is evident in the support given to the previous planning application for the change of use from A1 to A4 use. The proposed function room provides a slightly different offer to the current bar area. It is intended

that the first floor will be used for small social functions such as a baby shower or gathering after a funeral, community use such as a meeting place for a community group, a committee meeting, or business use such as networking event. The room will hold around 30 people and other similar sized function rooms are not currently available in Longridge. This will broaden the range of facilities available to the community.

#### 4 SITE HISTORY

Ref.	Address	Proposal	Decision
3/2010/0386	83 Berry Lane Longridge Lancashire PR3 3WH	Proposed two-storey rear extension, minor internal alterations and erection of external staircase from 81 Berry Lane rear yard	Approved with conditions 14/09/2010
3/2010/0943	83 Berry Lane Longridge Lancashire PR3 3WH	Two-storey rear extension to existing shop and flat. Re-submission of planning permission 3/2010/0386P.	Approved with conditions 10/01/2011
3/2018/0900	83 Berry Lane Longridge Lancashire PR3 3WH	Change of use from Greengrocers shop (A1 retail) to micro bar (A4 drinking establishment).	Approved with conditions 08/01/2019

#### 5 ASSESSMENT

##### 5.1 Ribble Valley Core Strategy

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 if the area’s important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle.

Policy DMG1: General Considerations. Sets out general requirements for all planning applications.

Policy DME4: Protecting Heritage Assets-in considering proposals the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

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 DMB3: Recreation and Tourism- Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities within the Borough.

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Policy DMR2: Shopping in Longridge and Whalley - new and expansion of existing retail development will be supported.

The National Planning Policy Framework is also relevant.

## 6. HERITAGE STATEMENT

6.1 83 Berry Lane is within Longridge Conservation area. There are three 'character areas' defined in the Conservation area appraisal. The site is within the Berry Lane character area. The special character of the Berry Lane is described as

*"Berry Lane is largely a 19th century invention, and is notable for its straightness and gently undulating levels, providing excellent views along the road in each direction. The street contains the principal buildings of the town, mostly dating to the 19th century, of which St Paul's Church is the most important. This is set back from Berry Lane but acts as a focal point nevertheless. Other significant buildings are in municipal or commercial uses: schools, banks, the Co-Operative Store, and public houses. There are a number of large modern buildings, excluded from the conservation area, such as Booths Supermarket. Towneley Gardens lies in the middle of the street and acts as a pleasant break in the more urban form of the rest of the street. Because of the different uses, the townscape in Berry Lane has more variety with larger, prestigious buildings being separated by smaller, two storey terraces, often with ground floor shops. The north-western section of Berry Lane contains more regimented and continuous terraces, again with ground floor shops, than the opposite end of the street closer to the Market Place. A large surface car park and a modern medical centre lie next to the former railway station, creating a gap in the continuity of the street frontages. Views can be glimpsed across the car park to the playground, playing field and recreation ground beyond".*

6.2 The identified strengths of the conservation area include a vibrant town centre with supermarkets and local family shops. The building along with its neighbours are identified as being buildings of townscape merit (marked green) in the conservation area appraisal maps see fig 2. None of the buildings nearby are listed buildings. 83 Berry Lane is not specifically mentioned in the conservation area appraisal.

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## 7 EVALUATION

### Principle of Development

- 7.1 The Housing and Economic Development Proposals map has identified Berry Lane as being within the town centre of Longridge and as the principle shopping centre of Longridge. The proposed use of the upper floor of the existing micro-pub adds to the commercial function of the town centre and will broaden the facilities on offer to the community. The proposed change of use of the first floor of 83 Berry Lane is in accordance with Key Statement EC2 of the Core Strategy as it will enhance vibrancy, consumer choice and vitality.
- 7.2 The proposal will also support employment and will allow the existing successful business to grow which is in accordance with policy DMB1 which support business growth and the local economy. Policy DMB3 is supportive of recreational facilities subject to compliance with other policies within the Core Strategy.

### Visual Amenity/ External Appearance/Conservation Area.

- 7.3 The proposal will have no negative impact on visual qualities of the Conservation Area as no physical alterations are proposed to external fabric of the building. The character of uses in the town centre of Longridge already includes public houses which contribute positively to the vibrancy and character of the area. The proposed use will add to this vibrancy and will have a positive effect on the character of the conservation area. The proposal complies with policy DME4 Protecting heritage assets and is in accordance with Section 16 of the NPPF - Conserving and Enhancing the Historic Environment.

### Highways

- 7.4 Policy DMG1 requires design, access, amenity, the environment and infrastructure to be considered in all planning applications. The proposal requires no external alterations to the building and therefore design is not an issue. The County Council Highway Engineer raised no objection to the proposal to use the ground floor of the property as a micro-bar. The property is located in the town centre which is a sustainable location with access to public transport for both staff and customers. There are town centre car parks within walking distance of the site.

### Impact on residential amenity

- 7.5 The ground floor use as a micro-pub is already established. The uses either side of the property at ground floor area commercial uses. At first floor number 81 is used as part of the Dental Practice and 85 is a residential flat. A noise report has been submitted with the

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application which has assessed the likely impact of noise on the adjacent flat and has recommended noise insulation measures which will protect the neighbouring residents from any noise from the proposed used.

7.6 An operating hours condition was imposed on the permission for the A4 use of the ground floor of the premises. The applicant accepts that a similar condition is likely to be imposed for the use of the first floor if permission is granted. The condition limited the operating hours to 09:00-23:00 Monday to Saturday and 10:00 -22:30 on Sundays and Bank holidays.

7.7 We anticipate that restrictions will be imposed deliveries to the site and collections (waste/recycling) as before limiting these to 09:00 -18:00 Monday to Saturday only and no glass waste to be placed in outside containers other than between 09:00 -18:00 Monday to Saturday only. Drinking will only take place inside the building and there will be no amplified music or speech within the building.

Other matters

7.8 The yard area at the rear will continue to be used as a smoking area as marked on the proposed site plan. The area used for the various waste storage bins are marked on the site plan.

## **8. CONCLUSION**

8.1 The proposed change of use is fully compliant with the policies of the Core Strategy being a suitable compatible use for this town centre location. The proposal will support the existing business and provide valuable vibrancy, consumer choice and vitally adding to the unique character of the town centre. We have demonstrated that the proposed development will have no adverse effect on the amenities of the local area, the amenity of local residents or the character of the conservation area.