

From: Mark Waleczek

To: Stephen Kilmartin

cc: Colin Hirst

Ext: 4581

Date: 20/04/2022

Location: Lidl, Shawbridge Street, Clitheroe, BB7 1LZ

Re: Consultation on planning application 3/2022/0176

Brief Description of Proposal

Proposed extension to existing Lidl supermarket and the provision of nine staff car parking places.

Policy Response

This application follows a previous approval under application 3/2017/0610 for a similar scheme which lapsed following expiration of three years from the date of consent. Whilst there are slight differences between the submitted plans, the principle of development to be determined here remains identical to that which previously received consent as part of the initial application.

The Ribble Valley Core Strategy supports new retail or 'shopping' development where it is suitably located and would support the vibrancy, consumer choice and longer-term viability of town centres in the borough through Key Statement EC2. Specifically, Policy DMR1 makes provision for retail development within Clitheroe for schemes both within and outside of defined settlement and town centre boundaries subject to certain criteria being met. As an extension to an existing and well-established supermarket outside of the town centre boundary (although being within defined settlement limits), policy DMR1 requires this proposal to be considered on a sequential basis. This should demonstrate that the business need cannot be contained within existing premises within the main shopping area and that there are no suitable locations within the main shopping area for new development.

Given that the proposal is to extend a well-established premises and act as a continuation of the existing retail business at this site, it would be unreasonable to suggest that any such extension could be contained within a smaller premises within the main shopping centre, independent of this site. In its entirety, there are no other suitable premises within the main shopping area which could accommodate this LIDL store and for these reasons the sequential test is satisfied. More generally, this scheme represents a relatively modest retail extension (increase of 110 sqm net tradeable area) which I would not deem to impact upon the vitality or viability of Clitheroe Town Centre as a whole, in accordance with Key Statement EC2 and Policy DMR1.

Based on the above I find the principle of this development to be acceptable and raise no objection to the scheme, notwithstanding other material considerations outside the remit of this policy response.

Mark Waleczek

Planning Officer (Development Management and Policy)