

Planning and Heritage Statement for the Change of Use of Unit 2 from a Retail Unit (Use Class E) to a Hot Food Takeaway (Sui Generis) with Installation of Extraction Equipment. Shopfront Alterations to Unit 1 and 2

53-57 Berry Lane, Longridge, PR3 3NH

On behalf Dominos Pizza UK & Ireland Limited

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1. INTRODUCTION

- 1.1. This Planning Statement has been prepared by Pegasus Group on behalf of Dominos Pizza UK & Ireland Limited in support of the change of use of Unit 2 from a Retail unit (Use Class E) to a Hot Food Takeaway (Sui Generis) with installation of extraction equipment, and shopfront alterations to units 1 and 2 at 53–57 Berry Lane, Longridge.
- 1.2. This statement sets out the justification for the change of use, firstly by reviewing the site and its surroundings in terms of the relevant planning context as well as summarising the relevant planning history and policy.
- 1.3. It will then deal with the implications of the proposed change of use in terms of its impact on amenity and other considerations. The Statement will also demonstrate how the proposal is acceptable with both national and local planning policies.
- 1.4. This Statement should be read in conjunction with the full planning application, including the full set of plans prepared by Simons Design Ltd.

2. SITE DESCRIPTION

- 2.1. The site comprises a two storey building with a vacant retail unit (Class E) on the ground floor and 2no. one bedroom flats (Class C3) above. It appears as though the hardware store has been closed since a fire broke out in the unit on 28 April 2021.
- 2.2. The site is located within the Longridge Main Town Centre and Longridge Conservation Area. The building is not Listed and there are no Listed Buildings near the site. Nos. 53 – 57 Berry Lane, and the surrounding buildings are established as buildings of Townscape Merit in the Longridge Conservation Area Appraisal. The garage opposite however is classed as a negative building.
- 2.3. The site is within close proximity to a mixture of commercial and residential uses. There are no Hot Food Takeaways (Sui Generis) immediately surrounding the site. The closest is Happy Valley Takeaway which is located approximately 45 metres to the north west of the site at 66 Berry Lane. The next closest is Spice located at 16 Towneley Road approximately 75 metres to the south east of the site.
- 2.4. To the south east of the site is a retail unit last occupied as a bakery (Class E). To the north west of the site is a hairdressers (Class E), to the north is a charity shop (Class E) followed by a petrol filling station (Sui Generis). To the rear of the site is a row of bungalows located on Auction Court.
- 2.5. The site is within the Longridge Main Centre and is therefore located within a highly sustainable location. There are a number of bus stops located within walking distance on Berry Lane and Derby Road. Furthermore, a number of customers would walk to the site from nearby residential properties and as part of linked trips to the area.
- 2.6. There is access to the rear of the site on Warwick Street where deliveries can be made. There are on street car parking spaces along Berry Lane including directly outside the site which do not appear to be restricted. There is a car park within walking distance of the site; Barclay Road Car Park approximately 160 metres to the south east of the site.
- 2.7. The application site is located within Flood Zone 1, the area with the least probability of flooding.

3. THE PROPOSAL

- 3.1. This Statement supports a Planning Application for the change of use of Unit 2 from a Retail Unit (Use Class E) to a Hot Food Takeaway (Sui Generis) with installation of extraction equipment. Shopfront alterations are also proposed to units 1 and 2.
- 3.2. Proposed external alterations to the front elevation of unit 2 include the retention and redecoration of the existing profiles to be painted in RAL 7043 Traffic Grey. All new shopfront glazing will be double glazed laminated safety glass. The shopfront frames and entrance door will be powder coated aluminium and finished in RAL 7043 Traffic Grey. The stall risers and to the shopfront will be clad in Urban Grey Waxman's Tiles.
- 3.3. To the rear elevation, an air conditioning unit and cold room compressor is proposed at ground floor level mounted on slabs. A new oven extract duct will rise externally and terminate 1 meter above the eaves with a jet cowl. A new fresh air intake duct will exit through the single storey flat roof to the rear terminating with a mushroom cowl. The extract for the new WC's will also be vented through the single storey flat roof.
- 3.4. The bin store and stacked dough tray space will be located to the rear with new external LED spot lighting on PIR to bin store and plant area.
- 3.5. For Unit 1, the existing profiles will be retained and redecorated. The existing shopfront surround will be retained and all new shopfront glazing will be double glazed laminated safety glass. The shopfront frames and entrance door will be powder coated aluminium finished in Anthracite.

4. PLANNING HISTORY

The Site

- 4.1. Planning application ref. 3/2021/1160 was refused in April 2022 for the following:

"Demolition of an extension, polytunnels and storage building and erection of extension to existing retail premises (Use Class E) at ground floor and five apartments above, Conversion of upper floor of existing building to create two apartments".

Other Relevant Applications

- 4.2. Planning permission 3/2017/O437 was granted in August 2017 at 1 Berry Lane for the following:

"Change of use from computer shop (A1) to takeaway sandwich shop (A5)".

- 4.3. Planning Application 3/2017/O220 was refused in May 2017 at 2A Whittingham Road for the following:

"Change of use from a shop to a takeaway".

- 4.4. The application was refused on highway grounds with the reason for refusal stating *'The proposal, by virtue of its potential detriment to highway safety arising from the lack of parking within the vicinity, is contrary to Policies DMG1 and DMG3 of the Core Strategy. The surrounding shops and businesses all have a distinct lack of parking and it is considered that a further business of this type within the area would create a cumulative impact that would be harmful to highway safety'.*

- 4.5. An appeal was submitted against this decision and the appeal was allowed ref. APP/T2350/W/17/3178610.

5. PLANNING POLICY

The Development Plan

- 5.1. The adopted Local Plan consists of the Ribble Valley Core Strategy 2008 – 2028 (adopted 2014). The following policies are relevant to this planning application.

Ribble Valley Core Strategy 2008 – 2028 (Adopted 2014)

- 5.2. **Key Statement DS1** advises on the development strategy of the Borough. New retail and leisure development will be directed toward the centres of Clitheroe, Longridge and Whalley.
- 5.3. **Key Statement Policy DS2** reflects the NPPF's presumption in favour of sustainable development.
- 5.4. **Key Statement Policy EN5** advises on Heritage Assets. There will be a presumption in favour of the conservation and enhancement of the significance of Heritage Assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.
- 5.5. **Key Statement Policy EC1** seeks to support business growth and the local economy.
- 5.6. **Key Statement Policy EC2** supports 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 in principle.
- 5.7. **Key Statement Policy DM12** advises that new development should be located to minimise the need to travel. Also, it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car. In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported.
- 5.8. **Policy DMG1** sets out the general considerations for development. In determining planning applications, all development must (inter alia):

Access

1. Consider the potential traffic and car parking implications,
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection or enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.

2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

3. All development must protect and enhance Heritage Assets and their settings.

Other

1. Not prejudice future development which would provide significant environmental and amenity improvements.

- 5.9. **Policy DMG2** states that development should be encouraged within the principle settlements and the nine Tier 1 villages. The application site is located within the settlement of Longridge and the principle of development is considered to be acceptable in accordance with these policies.
- 5.10. **Policy DMG3** states that all development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.
- 5.11. **Policy DME4** advises that proposals within a Conservation Area will be required to conserve and where appropriate enhance its character and appearance and those elements that contribute towards its significance. Alterations to Listed Buildings which cause harm to the significance of the Heritage Asset will not be supported.
- 5.12. **Policy DMB1** advises that proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the Core Strategy.

Proposals for the conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

1. The provisions of Policy DMG1, and
2. The compatibility of the proposal with other plan policies of the LDF, and
3. The environmental benefits to be gained by the community, and
4. The economic and social impact caused by loss of employment opportunities to the Borough, and
5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/business has been marketed for business use for a minimum period of six months or information that demonstrates to the Council's satisfaction that the current use is not viable for employment purposes).

- 5.13. **Policy DMR2** advises on shopping in Longridge and Whalley and the acceptability of small scale shopping development within these areas.

Longridge Conservation Area Appraisal

- 5.14. The Longridge Conservation Area was designated on 20 December 1979, was extended on 7 October 2003 and again on 24 May 2012. The appraisal sets out the special interest that justified the designation of the Longridge Conservation Area.

Longridge Neighbourhood Plan 2018 – 2028

- 5.15. **Policy LNDP6** advises on conserving and enhancing designated heritage assets. There will be a presumption in favour of the conservation and enhancement of the Town's Heritage Assets including the three Conservation Areas.
- 5.16. **Policy LNDP10** provides advice on Longridge Main Centre. Within Longridge main centre development for town centre uses, including the following will be supported:
- a) Retail
 - b) Financial and Professional
 - c) Restaurants and Cafes
 - d) Drinking Establishments
 - e) Community Facilities and Services
 - f) Leisure, Entertainment, arts and culture
 - g) Recreation and Tourism
 - h) Hot Food Takeaways
- 5.17. **Policy LNDP11** states that new shop fronts should reflect the principal character of the area especially in respect of the early twentieth century architecture of many of the original buildings. Signage should respect the design and appearance and scale of the building on which it is to be displayed and be sympathetic to the immediate surroundings. It should not dominate buildings or street scenes. Both fascia and projecting/hanging signs should be in proportion to the building.

The Emerging Local Plan

- 5.18. The Local Development Framework is currently under review. It is within the early stages with the consultation on the first stage of the review (issues and options) concluded in May 2022.
- 5.19. As part of the evidence base, a health check was carried out of the main service centres including Longridge. Within Longridge, a total of 25 units (24%) are made up of restaurants, cafes, takeaways and pubs. The number of takeaways is not established within the report however a desk top study shows that 12 of the units are in takeaway use. The report concluded that:

‘Longridge has responded well to local development and recent increases in its catchment area, providing a similar retailing experience to Clitheroe in terms of the volume and variety of service offering. Vacancy rates are improved from recent years which is positive, however, the centre still lacks a strong retail core due to being spread in a linear nature along Berry Lane, which also reduces mobility as the high street goes up the steep hill. This may result in fragmentation of the high street towards the top of Berry Lane, through the increasing presence of non-retail uses towards the southern end of the street, and this may be consideration for further monitoring and policy development. In addition, this assessment has identified that Longridge’s evening economy offer could be improved. It has a large enough catchment to support further leisure offerings mans this would further enhance the service centre. The same could be said for the introduction of national retailers, as just 9% of its retailers are chain stores, though suitable existing floorspace for such features may not be present at the current time.’

Material Considerations

National Planning Policy Framework (July 2021)

- 5.20. The National Planning Policy Framework sets out the Government’s planning policies for England at a national level and how they are expected to be applied. A new National Planning Policy Framework was published on 20 July 2021 which supersedes the 2019 version and relevant provisions of the new NPPF are summarised below.
- 5.21. **Paragraph 7** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of what is meant by ‘sustainable development’, the NPPF states at **Paragraph 8** that there are three dimensions to sustainable development (economic, social and environmental) and three roles that the planning system needs to perform.
- “an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”
- 5.22. **Paragraph 11** states that plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.23. **Paragraph 38** confirms that “Local planning authorities should approach decisions on proposed development in a positive and creative way” and that “...Decision-makers at every level should seek to approve applications for sustainable development where possible”.

5.24. At **paragraph 81**, the NPPF states:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”.

5.25. Section 7 of the NPPF relates to the vitality of town centres. **Paragraph 86** states:

“Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

- Define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;
- Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre.”

5.26. Section 8 of the NPPF relates to promoting healthy and safe communities. **Paragraph 92** states that:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: (inter alia)

Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

- 5.27. **Paragraph 111** states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

6. PLANNING ASSESSMENT

- 6.1. This section of the Statement sets out the justification for the proposed change of use and extraction/ventilation equipment when considered against the relevant planning policies and other material considerations.
- 6.2. The key issues arising from this proposal, are as follows:
- a) Principle of development;
 - b) Impact on residential amenity;
 - c) Visual Impact of the development; and
 - d) Highways and parking considerations.
- 6.3. Each of these issues is discussed in turn below:

Principle of Development

- 6.4. The site comprises a two storey building with a vacant retail unit (Class E) on the ground floor and 2no. one bedroom flats (Class C3) above. It appears as though the hardware store has been closed since a fire broke out in the unit on 28 April 2021.
- 6.5. The site is located within the Longridge Main Town Centre and Longridge Conservation Area. Nos. 53 – 57 Berry Lane, adjoining building in the row contained by Stanley Street and Towneley Road, Nos. 1-13 Warwick Street, The Club Towneley Street and Nos. 5-7 Towneley Street are buildings of Townscape Merit in the Longridge Conservation Area Appraisal.
- 6.6. The site is within close proximity to a mixture of commercial and residential uses. There are no Hot Food Takeaways (Sui Generis) immediately surrounding the site. The closest is Happy Valley Takeaway which is located approximately 45 metres to the north west of the site at 66 Berry Lane. They are open from 5pm until 10:45pm every day. The next closest is Spice located at 16 Towneley Road approximately 75 metres to the south east of the site. They are open from 5pm until 10pm Monday to Thursday and from 4pm until 10pm Friday to Sunday.
- 6.7. The Ribble Valley Core Strategy Policies EC1 and 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 business and staff employed. Policy DMG2 states that development should be encouraged within the principle settlements and the nine Tier 1 villages. The application site is located within the settlement of Longridge and the principle of development is considered to be acceptable in accordance with these policies.
- 6.8. Policy EC2 advises that 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. Proposals that have an adverse impact on existing community facilities would only be permitted as an exception where the proposed benefit would bring defined and demonstratable benefits.

- 6.9. Policy DMB1 advises that proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the Core Strategy.
- 6.10. Policy LNDP10 of the Longridge Neighbourhood Plan advises that Hot Food Takeaways are acceptable within the Longridge Main Centre.
- 6.11. Unit 2 will be open from 11am until 11pm every day providing an active frontage at ground floor level during the day time and into the evening. This will increase the vitality and viability of the Longridge Main Town Centre throughout the day and evening. The previous hardware store was open 9am until 5:30pm every day Monday to Friday, 9am until 5pm Saturday and closed on Sunday. Therefore, the unit provided a dead frontage after 5.30pm during the week and most of the weekend.
- 6.12. Furthermore, the unit has been vacant since April 2021 and has therefore offered nothing to the vitality and viability of the Longridge Main Centre.
- 6.13. Unlike the other Hot Food takeaway units within this Centre, the proposed use within unit 1 would be open from 11am until 11pm providing an active frontage for most of the day and into the evening contributing to the evening economy.
- 6.14. Given the above, the proposals are in accordance with the relevant policies within the Local Plan.

Impact on Residential Amenity

- 6.15. Policy DMG1 advises that all development must not adversely affect the amenities of the surrounding area. It should provide adequate day light and privacy distances.
- 6.16. The nearest residential units are 2no. one bedroom flats situated on the upper floor.
- 6.17. The site is located within the Longridge Main Centre and there are a mixture of commercial and residential premises along Berry Lane. The nearest operator that is open until later in the evening is Bartleys Bar situated to the south east of the site at 60–62 Berry Lane. They are open until 12am Sunday and Thursday and until 1am Friday and Saturday. A little further south is Bella Italia situated at 48 Berry Lane and is open until 11:30pm Sunday to Thursday and 1am Friday and Saturday. The closest Hot Food Takeaway is Happy Valley Takeaway located approximately 45 metres to the north west of the site at 66 Berry Lane and is open until 10.45pm Tuesday to Sunday. The next is Spice which is open until 10:30pm every day and is situated at 16 Towneley Road approximately 75 metres to the south east of the site. Genos Pizza located at 39 Berry Lane is also open late until 11:45pm Sunday to Thursday and 12:45am Friday and Saturday.
- 6.18. As such, there is clearly an existing level of activity in the area during the day and night time and the general use of the site as a takeaway should not cause an unacceptable impact on amenity.
- 6.19. The extraction flue will exit through the flat roof to the rear and terminate at least 1 metre above the eaves. An air conditioning unit and cold room compressor unit is also located at ground level to the rear elevation.

- 6.20. The site is located within a Main Centre, which contains a mixture of uses including a supermarket, opticians, public houses, Dry Cleaners, petrol station, hairdressers and Hot Food Takeaways.
- 6.21. Clearly this is a mixed commercial area which provides a variety of services to nearby residents and there are other operators with plant equipment within the vicinity. In this context, the introduction of the proposed Hot Food Takeaway will have no significant impact on the amenity of nearby residents in terms of noise.
- 6.22. Furthermore, a Noise Impact Assessment prepared by Philip Acoustics Ltd has been submitted in support of this application. The report concludes that with the inclusion mitigating measures the use would be acceptable within this unit.
- 6.23. Overall, it is considered that the proposal will not cause any unacceptable impact on residential amenity and is therefore compliant with Local Plan Policy DMG1.

Visual Impact of the Development

- 6.24. Key Statement EN5 states that the Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place.
- 6.25. Policy DME4 advises that proposals within a Conservation Area will be required to conserve and where appropriate enhance its character and appearance and those elements that contribute towards its significance. Alterations to Listed Buildings which cause harm to the significance of the Heritage Asset will not be supported.
- 6.26. With regards to signage, the Longridge Conservation Area Appraisal advises that ***'There is a wide variety of shops in the Conservation Area, mostly with poorly designed modern shopfronts. Obtrusive signage and poor quality external lighting, and the use of garish colours are common.'*** It goes on to say that opportunities within the Longridge Conservation Area include the improved design of new shopfronts and discouragement of the use of deep fascias and unsuitable colours on existing shopfronts.
- 6.27. The site comprises a two storey building with a vacant retail unit (Class E) on the ground floor and 2no. one bedroom flats (Class C3) above. It appears as though the hardware store has been closed since a fire broke out in the unit on 28 April 2021.
- 6.28. The site is located within the Longridge Main Town Centre and Longridge Conservation Area. Nos. 53 – 57 Berry Lane, adjoining building in the row contained by Stanley Street and Towneley Road, Nos. 1-13 Warwick Street, The Club Towneley Street and Nos. 5-7 Towneley Street are buildings of Townscape Merit in the Longridge Conservation Area Appraisal.
- 6.29. Proposed external alterations to the front elevation of unit 2 include the retention and redecoration of the existing profiles to be painted in RAL 7043 Traffic Grey. All new shopfront glazing will be double glazed laminated safety glass. The shopfront frames and entrance door will be powder coated aluminium and finished in RAL 7043 Traffic Grey. The stall risers and to the shopfront will be clad in Urban Grey Waxman's Tiles.

- 6.30. For Unit 1, the existing profiles will be retained and redecorated. The existing shopfront surround will be retained and all new shopfront glazing will be double glazed laminated safety glass. The shopfront frames and entrance door will be powder coated aluminium finished in Anthracite.
- 6.31. The proposed shop front alterations will be an improvement on the existing which is dated and currently does not contribute positively to the visual amenity of the Conservation Area. The materials are high quality and the colours are subtle and considered acceptable within a Conservation Area.
- 6.32. All extraction and ventilation equipment is located to the rear of the building and will therefore not be visible from the streetscene. Whilst this may be visible from the rear of the site, this would be from Warwick Street and within the context of the rear of other commercial units and their loading/storage areas.
- 6.33. Overall, it is considered that the proposed external alterations would improve the appearance of the unit and would comply with Local Plan Policies EN5 and DME4.

Highways and Parking Considerations

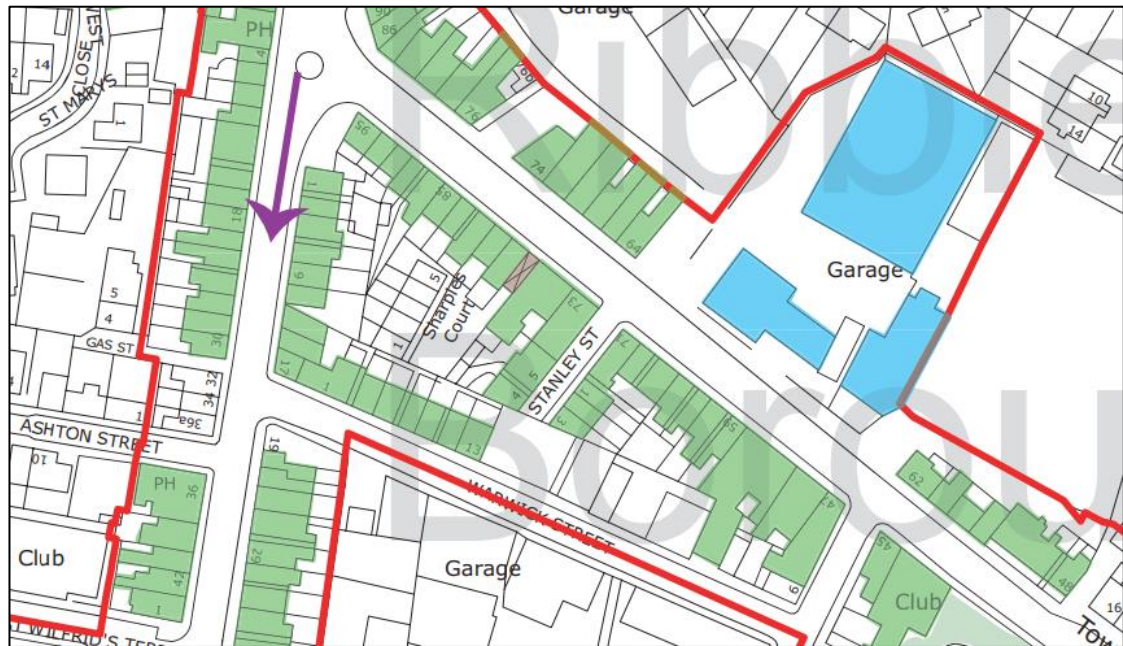
- 6.34. Policy DMI2 advises on transport considerations. It states that new development should be located to minimise the need to travel, should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.
- 6.35. Policy DMG3 states that the LPA will support proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car.
- 6.36. Policy DMG3 also supports which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability.
- 6.37. Policy DMG3 also supports proposals which limit parking provision for developments and other on or off street parking provision to discourage reliance in the car for work and other journeys where there are effective alternatives.
- 6.38. The site is part of an established Main Centre within an existing urban area. The site benefits from excellent public transport and a number of dwellings (many of which will be served by the unit) are located within walking/cycling distance of the site. The site is therefore located within a sustainable location for a Hot Food Takeaway.
- 6.39. There are a number of bus stops located within walking distance on Berry Lane and Derby Road. Furthermore, a number of customers would walk to the site from nearby residential properties and as part of linked trips to the area.
- 6.40. There is access to the rear of the site on Warwick Street where deliveries can be made. There are on street car parking spaces along Berry Lane including directly outside the site which do not appear to be restricted. There is a car park within walking distance of the site; Barclay Road Car Park approximately 160 metres to the south east of the site.



- 6.41. Overall, there is suitable parking within the vicinity of the site and the change of use would not lead to dangerous increase in vehicular movements given the site location and existing use and the proposals comply with Policies DMI2 and DMG3 of the Local Plan.

7. HERITAGE ASSESSMENT

- 7.1. As set out in Section 1, 53–57 Berry lane is located within the Longridge Conservation Area. The building is not Listed and there are no Listed Buildings near the site. Nos. 53 – 57 Berry Lane, and the surrounding buildings are established as buildings of Townscape Merit in the Longridge Conservation Area Appraisal. The garage opposite however is classed as a negative building. This is highlighted in the excerpt of the Longridge Conservation Area Townscape Appraisal Map below.



- 7.2. As noted in the NPPF at Paragraph 207, it is necessary to consider the relevant significance of the element which has the potential to be affected and its contribution to the significance of the designation as a whole, i.e., would the application proposals undermine the significance of the Conservation Area as a whole?
- 7.3. When assessing the Conservation Area and its heritage significance, it is important to recognise that the asset cover a large area and includes a wide variety of areas of differing characters. The manner to which it interacts with the surrounding areas also differs across its extent.
- 7.4. When describing the character area of Berry Lane, the appraisal states that '**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.**'

- 7.5. It goes on to state that '***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.***'
- 7.6. With regards to signage, the Longridge Conservation Area Appraisal advises that '***There is a wide variety of shops in the Conservation Area, mostly with poorly designed modern shopfronts. Obtrusive signage and poor quality external lighting, and the use of garish colours are common.***' It goes on to say that opportunities within the Longridge Conservation Area include the improved design of new shopfronts and discouragement of the use of deep fascias and unsuitable colours on existing shopfronts.
- 7.7. Key Statement EN5 states that the Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place.
- 7.8. Policy DME4 advises that proposals within a Conservation Area will be required to conserve and where appropriate enhance its character and appearance and those elements that contribute towards its significance.
- 7.9. As set out in section 6 of this Statement, the proposed shop front alterations will be an improvement on the existing which is dated and currently does not contribute positively to the visual amenity of the Conservation Area. The materials are high quality, and the colours are subtle and considered acceptable within a Conservation Area. The proposal would not detract from the Character Area of Berry Lane as described within the Longridge Character Area Appraisal.
- 7.10. All extraction and ventilation equipment will be located to the rear of the building and will therefore not be visible from the streetscene. Whilst this may be visible from the rear of the site, this would be from Warwick Street and within the context of the rear of other commercial units and their loading/storage areas and therefore would appear in context.
- 7.11. Overall, it is considered that the proposed external alterations would improve the appearance of the unit and would comply with Local Plan Policies EN5 and DME4.
- 7.12. It has been determined that the works proposed under the current applications would not result in a change that would impact upon the overall heritage significance of the surrounding Conservation Area.
- 7.13. Thus, the proposals accord with the obligations of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and relevant local planning policy.
- 7.14. The proposals are thus in accordance with the obligations of the Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and National and Local Policy pertaining to the historic environment.

8. CONCLUSION

- 8.1. This Statement supports a Planning Application for the change of use of unit 2 from a Retail Unit (Use Class E) to a Hot Food Takeaway (Sui Generis) with installation of extraction equipment and shopfront alterations to unit 1 and 2.
- 8.2. The Site is located within a defined District Centre and the use proposed is categorised as a town centre use. Furthermore, there is no Local Plan Policy or SPD restricting non-Class E uses or Hot Food Takeaways within Longridge Main Centres. As such, the principle of development must be accepted in this location.
- 8.3. It has been demonstrated that the proposed development would be compliant with both local and national Planning Policy in this regard and with regards to matters of detail including the impact on residential amenity and highways. It has been demonstrated that the Hot Food Takeaway unit will not have an adverse impact on vitality and viability, residential amenity or the Local Highway Network.
- 8.4. The proposed change of use will make a positive use of a commercial unit within the Longridge Main Centre and support the vitality and viability of the area by introducing an active use throughout the day time and evening at the site generating a good level of footfall and providing job opportunities for local residents.
- 8.5. The proposed external alterations would be an improvement of the existing appearance of the unit and would not have a detrimental impact on the visual amenity of the Conservation Area.
- 8.6. It is for the reasons set out in this Statement that planning permission should be granted for this application.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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