

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	20/05/2025	Manager:	LH	Date:	20/5/25
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Application Ref:	3/2025/0142			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	15/04/2025	Site Notice:	15/04/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed change of use to nail bar.
Site Address/Location:	36 Inglewhite Road Longridge PR3 3JS

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
RVBC Environmental Health Officer:	The EH recommends conditions relating to the installation of a local exhaust ventilation (LEV) either a downdraft table or moveable hood, on each nail station provided. The LEV shall be capable of creating a down draft of 1Meter per Second. The extracted air shall be discharged to a safe place outside the building away from doors, windows, air inlets and other premises or correctly filtered before being returned into the inside. Airflow must be sufficient to control airborne contaminants effectively. Once the system is installed it shall be checked by a competent person on a 14 monthly basis. Other conditions are recommended in relation to the restriction of construction works and delivery times and the control of noise/dust/fumes/vibration.
LCC Highways:	No objection

CONSULTATIONS:	Additional Representations.
3no. letters of objection have been received, raising the following material considerations: - No need for another nail bar - Concerns regarding parking issues within the vicinity of the site - The shop should be used for another type of business	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN5: Heritage Assets
Key Statement EC1: Business and Employment Development
Key Statement EC2: Development of Retail, Shops and Community Facilities

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations

Policy DMG3: Transport & Mobility
Policy DME2: Landscape & Townscape Protection
Policy DME4: Protecting Heritage Assets
Policy DMB1: Supporting Business Growth and the Local Economy
Policy DMR2: Shopping in Longridge and Whalley

Longridge Neighbourhood Plan

Longridge Conservation Area Appraisal and Management Plan

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2007/0243

Proposed single storey lean-to rear disabled toilet extension.
Approved No Conditions

3/2000/0390

CHANGE OF USE FROM SHOP WITH LIVING ACCOMMODATION TO OFFICE WITH 2 NO. 1-BED. FLATS
Approved with Conditions

3/1998/0652

CHANGE OF USE TO A TAKE-AWAY RESTAURANT
Refused

3/1989/0600

OFFICE TO REAR OF SHOP AND USE OF GARAGE
Withdrawn

3/1989/0461

APPLICATION FOR CONSENT TO DISPLAY AN ADVERTISEMENT
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site comprises an existing unlisted building, located within the settlement of Longridge, within the Longridge Conservation Area. The building is noted as a Building of Townscape Merit within the Character Appraisal and occupies a corner position at the Junction of Inglewhite Road and Davis Street.

The site is also located within the adopted Longridge Neighbourhood Development Plan Area.

Proposed Development for which consent is sought:

The proposed development is for the change of use of the existing ground floor area to a nail salon. The building is currently vacant but has been previously used as a tattoo parlour as indicated within the submitted application form, although the ground floor of the building appeared to have been in use as a shop in 2022 based on Google street view imagery.

Principle of Development:

The principle of development is required to be secured against Key Statement EC2, as well as DMB1 and DMR2.

EC2 states that *development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres (one of which is Longridge) will be supported in principle.*

This is further supported by DMB1 which states that *proposals that are intended to support business growth and the local economy will be supported in principle.*

In addition, Policy DMR2 relates to ensuring appropriate provision of shopping facilities in Longridge but is considered to be of relevance given the aim of the policy is to increase the provision of shopping facilities to ensure the vitality of important principal settlements, including Longridge.

With regards to the principle of a mixed-use development in this location, some of the uses fall within the definition of a 'main town centre use' as defined in the NPPF. Paragraph 91 of the NPPF states that:

Local Planning Authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

The site is situated outside of the Town Centre boundary within Longridge and whilst the use of the site as a nail bar falls within the Use Class *sui generis*, this is a use that is typically found within town centres.

The applicant has not provided any supporting information within the application to demonstrate that there are no other suitable and available premises within the Town Centre of Longridge. Notwithstanding the above and the objections raised by the occupiers of neighbouring properties, it is noted that the scale of the business is small and would utilise a vacant premises which would have a positive impact on the vitality of the town. The development is considered to be in conflict with the NPPF as the development would result in a main Town Centre use being located outside of the Town Centre and primary shopping area without a full sequential test of suitable and available accommodation being provided. However, when the development is taken in context with the small-scale nature of the site and that it is only 60 metres to the North of the Town Centre boundary, the change of use in principle is considered to be acceptable, subject to compliance with other policies within the Ribble Valley Core Strategy and the Longridge Neighbourhood Plan.

Design, Visual Amenity and Impact upon the character and appearance of the Conservation Area

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings.'

With regards to heritage considerations, Key statement EN5 of the Ribble Valley Core Strategy states that:

'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’.

In addition, Policy DME4 states:

‘In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported. In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

In addition, Policy LNDP4 of the adopted Longridge Neighbourhood Development Plan states that:

All of the town’s heritage assets, including the three Conservation Areas, will be conserved in a manner appropriate to their significance.

The proposed development is for the change of use only and the application form indicates that there would be no external changes to the building. An informative should be added to any grant of permission to advise the applicant that advertisement consent may be required for the installation of new signage to the building.

Having regard to the above, given that the proposal relates to the change of use and internal alterations only, it is not therefore considered that the proposed development would result in any harm to the visual amenities of the site and surrounding area and the proposal would conserve the character and appearance of the Longridge Conservation Area, in accordance with Key Statement EN5, Policies DME4 and DMG1 of the Ribble Valley Core Strategy, Policy LNDP4 of the Longridge Neighbourhood Development Plan and the NPPF.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that development must:

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.*

In addition, Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan states that proposals should:

- c) Have no significant adverse impact on residential amenity for existing and future residents;*
- d) Do not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution*

There are a number of residential properties immediately adjacent to the site (no. 34, 36a and 36b Inglewhite Road). The Councils records indicate that numbers 36a and 36b are self-contained first floor flats. These could

potentially be impacted by the proposed change of use to a nail bar by reason of unacceptable levels of odour from the chemicals used associated with the business.

The proposal would not involve any external alterations to the building. However, the Environmental Health Officer has recommended conditions whereby the applicant is required to install a local exhaust ventilation (LEV) either a downdraft table or moveable hood, on each nail station provided. The LEV shall be capable of creating a down draft of 1Meter per Second. The extracted air shall be discharged to a safe place outside the building away from doors, windows, air inlets and other premises or correctly filtered before being returned into the inside to ensure that airflow is sufficient to control airborne contaminants effectively.

It is not considered that the condition relating to the installation of a local exhaust ventilation would meet the tests and should be added as an informative. Given the small-scale nature of the business, this would not warrant refusal of the application but could be added as an informative to advise the applicant that they should install appropriate ventilation.

In addition, it is not considered that the second condition recommended which relates to site preparation and construction phase control of noise/dust/fumes/vibration would meet the tests.

The suggested opening hours for the nail bar are 08:30 – 19:30 Monday to Saturday and 10:00 – 16:00 on Sundays/Bank Holidays. Given the close proximity of the building to residential properties and the potential noise arising from equipment associated with the use as a nail bar, it would not be unreasonable to restrict the opening hours to 09:00 – 19:00 Monday to Saturday and 10:00 – 16:00 Sundays/Bank Holidays, in accordance with Policy DMG1 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan.

Highways and Parking:

There have been concerns raised regarding the proposal relating to increased traffic and parking issues on Davis Street and within the vicinity of the site. The Local Highway Authority have provided comments on the scheme and note that the site would not provide any vehicular facilities to serve the site and there is on street parking only. They also note that there are no traffic regulation orders in place restricting on street parking within the vicinity of the site and an investigation of the 5-year accident record shows no collisions have occurred in the vicinity of the site and therefore no objections are made to the scheme.

Whilst there is no off-street parking for the site, given the previous uses of the building being for a tattoo parlour and a shop, there would not likely be any significant increase from the existing parking demand and whilst the concerns raised by neighbours are noted, this would not warrant refusal of the application.

The proposal is therefore considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Other matters:

The proposal is exempt from Mandatory BNG as it relates to a change of use only to an internal commercial premises and would therefore impact on less than 25sqm of on-site habitat.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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