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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SK | | | | **Date:** | 04.01.22 | **Manager:** | |  | **Date:** |  |
|  | | | | | | | | | | | | |
| **Application Ref:** | | | | 2022/1080 | | | | |  | | | |
| **Date Inspected:** | | | | 19/12/22 | | | | |
| **Officer:** | | | | SK | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | |
| **Development Description:** | | | | | Removal of condition 4 (operations) of planning permission 3/2020/0311 to allow nos. 27 and 29 Bawdlands to exist as separate units. | | | | | | | |
| **Site Address/Location:** | | | | | The Workshop 27 Bawdlands Clitheroe BB7 2LA | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | |
| No representations received in respect of the application. | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | |
| No objections received in respect of the proposal | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | |
| No representations received in respect of the application. | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DMG1 – General Considerations  National Planning Policy Framework (NPPF) | | | | | | | | | | | | |
| **Relevant Planning History:**  **2020/0311:**  To develop workshop into a studio for martial arts classes and other health and fitness related activities. Resubmission of 3/2019/0200. (Approved)  **2019/0200:** To develop workshop (B1) into a studio (D2) for martial arts classes and other health and fitness related activities. (Approved) | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to 27-29 Bawdlands and an existing attached ‘workshop’ area which benefits from an extant consent for Class E (d) usage as a martial art studio/dojo. The property to which the application relates is located in a predominantly residential area, benefitting from a corner location on the junction with Bawdlands and Corporation Street. | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The submitted details seek consent for the removal of condition 4 of planning permission 3/2020/0311 which reads as follows:  *The use hereby approved shall only operate in conjunction with the business at 27-29 Bawdlands and shall not be independently operated as a separate unit/business.*  *Reason: In order to safeguard the amenity of nearby residents.*  The resultant removal of condition 4, if approved, would allow an element of the existing building (previous workshop) to continue use as a Martial Arts Studio/Dojo (Class E (d)) independent of numbers 27-29 Bawdlands. | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposal, if granted approval, would result in the continued use of the ‘worskhop’ area of the building as a martial arts dojo independent of 27-29 Bawdlands. 27 – 29 historically formed part of the overall previous D2 use associated with the existing use, as such the proposal would result in an overall reduction in the previously approved D2 floorspace (now Use Class E (d)) which would inevitably result in a deintensification of the activities undertaken within the building.  However, notwithstanding the above, the proposal would result in the Class E (d) uses continued adjacent, but unconnected with 27-29 Bawdlands. Whilst this could give rise to concerns over conflicting adjacent uses/activities, the separation of the workshop would result in the creation of two independent commercial units given the established use of 27-29 Bawdlands would also remain that of Class E (d). As such it is not considered that the removal of condition 4 will result in any measurable detrimental impact upon nearby existing residential amenities. | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The submitted details do not propose any external alterations to the existing building, with only the internal configuration being altered to facilitate the creation of a toilet, storage area and the removal of an existing inter-connecting internal doorway.  As such it is not considered that the proposal will result in any measurable impacts upon the character or visual amenities of the immediate or wider area. | | | | | | | | | | | | |
| **Landscape/Ecology:**  No implications resultant from the proposal. | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval. | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That the removal of condition 4 be approved. | | | | | | | | | |