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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LW** | **Date:** | **26/05/2023** | **Manager:** | **KH** | **Date:** | **26/05/23** |
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| **Application Ref:** | 3/2023/0240 |  |
| **Date Inspected:** | 25/04/2023 | **Site Notice:** | N/A |
| **Officer:** | LW |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed change of use from a Micropub (Sui Generis) to a tattoo studio (Sui Generis) |
| **Site Address/Location:** | 36A Derby Road, Longridge, PR3 3JT |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No objection. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objection.  |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None received.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentKey Statement EN5: Heritage AssetsKey Statement EC2: Development of Retail, Shops and Community Facilities and ServicesKey Statement DMI2: Transport ConsiderationsPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic Considerations Policy DMG3: Transport & MobilityPolicy DME4: Protecting Heritage AssetsPolicy DMB1: Supporting Business Growth and the Local EconomyPlanning (Listed Buildings and Conservation Areas) ActNational Planning Policy Framework (NPPF)Longridge Neighbourhood PlanLongridge Conservation Area Appraisal |
| **Relevant Planning History:****3/2023/0239:** Advertisement consent for three non-illuminated fascia signs on the front elevation.**3/2023/0244:** Change of use from A1 (retail) to A4 (licensed premises) for a micropub (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a commercial property at no.36A Derby Road in Longridge. The site is located within the settlement boundary of Longridge and within the Longridge Conservation Area. No.36A, up until recently, had commercial use for a micropub (Sui Generis), however the site is currently vacant. The property occupies an end terrace plot, on the corner of the Derby Road/ Ashton Street junction. To the north of the application site is no.32 and no.34 Derby Road, with both properties currently in use as a shop known as Quilter’s Quarters, whilst directly adjacent the property to the south is the Bull and Royal Hotel which is currently in use as a public house. The premises is situated on a busy main road with the surrounding area comprising a mixture of commercial and residential properties.  |
| **Proposed Development for which consent is sought:**There is a concurrent advertisement consent application for three non-illuminated fascia signs to the front elevation of the commercial property, however this proposal seeks solely to change the use of no.36A Derby Road from a micropub to a tattoo studio. No external alterations to the existing elevations, access or any other element of building is proposed within this application.  |
| **Principle of Development:**The proposal site is located within the defined settlement area of Longridge. Policy DMG2 outlines the Council’s spatial vision with regards to development and states: *“Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement”.*Key Statement EC2 of the Ribble Valley Borough Council Core Strategy seeks to support the development of retail, shops and community facilities and services within the principal settlements of Clitheroe, Longridge and Whalley whilst Policy DMB1 generally seeks to support business growth and the local economy. Whilst the application site is currently vacant, the proposal would utilise an existing commercial premises within the principal settlement of Longridge and would not involve any new additions to the existing built environment on Derby Road as part of the proposed change of use. In addition to this, the proposed change of use would see a currently vacant commercial space brought into use within one of the borough’s three main centres, providing an income for the applicant and any staff they may employ. In view of this, the proposed development is acceptable in principle in as much that the proposed change of use would be compliant with Key Statement EC2 and Policies DMB1 and DMG2 of the Ribble Valley Core Strategy.  |
| **Impact upon Character/appearance of Conservations Area:**The proposal site is situated within the Longridge Conservation Area. With reference to making decisions on applications for development in conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: *“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”* This guidance is reiterated in Key Statement EN5 of the Ribble Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance, and significance of all Conservation Areas. The proposal would not involve any external alterations or additions to the existing premises therefore it is not considered that the proposed change of use would be of detriment to the historic character or visual amenities of the designated Conservation Area. Whilst there is a concurrent advertisement consent application for three non-illuminated signs to the front of the premises, given this is a separate application (3/2023/0239) the impact of the proposed signage on the character and appearance of the Longridge Conservation Area will be assessed separately.  |
| **Impact Upon Residential Amenity:**Given the proposed change of use does not include any external alterations or additions to the existing commercial premises, there would be no physical aspects resultant from the proposal that would have an undue impact upon the amenity of the surrounding residential properties.Any impact upon amenity by way of the change of use are negated, given the existing established use of a micropub is generally considered to be more impactful on residential amenity (e.g by way of excess noise etc) than the proposed use as a tattoo studio. Furthermore, given the nature of the proposed use and the conventional daytime working hours proposed it is not considered that the surrounding residential properties would be subject to any adverse levels of noise, smells or significant visitor activity as a result of the proposed change of use.  |
| **Visual Amenity/External Appearance:**No external alterations to the premises are proposed as part of this application and therefore it is not considered that the proposed change of use would be harmful to the visual amenities of the area.  |
| **Highways and Parking:**Following consultation with Lancashire County Council Highways, no objections to the proposal have been raised. In view of this, the proposed change of use is considered acceptable in regard to highway safety and parking.  |
| **Observations/Consideration of Matters Raised/Conclusion:**Whilst giving considerable importance and weight to the duties at section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal is considered to represent an appropriate form or development that will not result in any undue harm upon the character or visual amenities of the designated Longridge Conservation Area. It is 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.  |