|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **KH** | | | | **Date:** | | **27/06/24** | | **Manager:** | | **LH** | **Date:** | **27/6/24** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 2024/0316 | | | | | | |  | | | |
| **Date Inspected:** | | | | 01/05/24 | | | **Publicity/Site Notice Expired:** | | 29/05/24 | |
| **Officer:** | | | | Kathryn Hughes | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed change of use of part of the ground floor to bar and entertainment (Sui Generis) with access from Stanley Street and alterations to Stanley Street elevation (pursuant to variation of condition 3 (opening hours) of planning permission 3/2022/0622 to allow the premises to stay open until 12.00 midnight on Friday and Saturday nights). | | | | | | | | | |
| **Site Address/Location:** | | | | | The Stage Door, The Old Corn Mill, Warwick Street, Longridge PR3 3EB | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| Longridge Town Council objects on the following grounds:   * Alleged breaches of current passed planning statement 3/202/0622.   Planning Statement 4.1 There is no intension to serve hot food – Hot food is being served.  Planning Statement 7.10 Deliveries will amount to one delivery per week by small van or estate car – Weekly wagon deliveries on Warwick Street.   * Significant concerns for health and wellbeing of neighbouring properties on Stanley Street and Warwick Street. * Pop up bar on Stanley Street. * EH response to planning application 3/202/0622:   2.3 should you be minded to approve the application, notwithstanding other considerations, the premises shall close not later than 22:00 hrs  Reason: to safeguard the amenities of the occupiers of nearby properties in acco0rdance parts 12 & 15 of the NPPF.   * However, we don’t object to extended License with sufficient SIA security for Town Events. | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | Extending the opening hours at the site will not change the impact the proposal will have on the adopted highway which was assessed as part of the change of use application. 3/20225/0622. With this in mind and with the condition not being highway related, the LHA has no objection to the variation of condition. | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| Responses received from 3 different households and 1 town councillor objecting on the following grounds:   * Existing noise and disturbance issues will be worsened if the premises is allowed to open until 1am * Nearby premises close around 11pm so people would then come here after other premises have shut causing more issues for neighbouring properties * Concern about serving of food and allowing access onto Warwick Street contrary to previous statements made by the applicant * Concern about use of Stanley Street as a pop-up bar and for displaying banners * Concern about keeping doors open and large delivery vehicles * Restricted parking and additional disruption on top of an existing bar from staff and deliveries; * Drunk clientele damaging vehicles on restricted pathways; * Oppose access to venue regarding residential and emergency access to the building; * There is limited spare capacity for parking on Warwick Street due to existing retail and industrial units as well as dwellings; and | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1: Development Strategy  Key Statement DS2: Sustainable Development  Key Statement EC1: Business and Employment Development  Key Statement EN5: Heritage Assets  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport & Mobility  Policy DME4: Protecting Heritage Assets  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2022/0622 –** Proposed change of use of part of the ground floor to bar and entertainment (Sui Generis) with access from Stanley Street and alterations to Stanley Steet elevation – Approved. | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site consists of an existing two storey stone building located within the settlement of Longridge with vehicular access from both Warwick Street to the rear and Stanley Street at the front of the site.  The site lies within a mixed-use area with residential and commercial properties nearby. It is also within Longridge Conservation Area.  Prior to the current use as a bar, the building has been in use previously as a commercial building with unrestricted operating times for some years. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The previous permission allowed for the use of part of the ground floor as a bar/entertainment venue. This application initially sought to extend the approved opening hours from 11pm to 1am on Friday and Saturdays. However the agent has agreed to amend this from 11pm to midnight on Friday and Saturdays. | | | | | | | | | | | | | | |
| **Principle of Development:**  The site is within the town centre and is an appropriate town centre use. The premises already had an unrestricted commercial use as a sound equipment business which was to continue on part of the ground and first floor. The bar and entertainment venue introduced an additional commercial use at ground floor and this has been implemented. This proposal seeks to extend the opening hours. Taking into account the existing use within a town centre location, this would be acceptable in principle having regard to key statement EC1 of the Core Strategy. | | | | | | | | | | | | | | |
| **Impact upon Heritage Assets and Setting:**  Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: “In considering whether to grant planning permission for development which affects a Conservation Area or its setting, the local planning authority… shall have special regard to the desirability of preserving the conservation area or its setting or any features of special architectural or historic interest which it possesses”.  Significance, as defined by the NPPF, is the value of a heritage asset which derives not only from a heritage asset’s physical presence, but also from its setting. The setting of a heritage asset is the surroundings in which the heritage asset is experienced.  As no further external alterations are proposed there would be no conflict with policies EN5 and DME4 of the Core Strategy caused by this proposed variation in opening hours. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The site is situated within the town centre with other commercial premises and housing close by.  The main concern is that of potential noise nuisance to neighbouring residential properties.  A Noise Assessment has been submitted with the application which sets out the existing and proposed activities in terms of impact and mitigation.  RVBC’s Environmental Health Team have advised that no noise complaints have been received since the use commenced.  However, mindful of the nature of the objections and the close proximity to neighbouring residents on Stanley Street and Warwick Street, following discussions with the agent it has been agreed to limit the proposed changes in opening hours until 12 midnight on Fridays and Saturdays.  Subject to suitable conditions, this additional hour of opening on Fridays and Saturdays is not considered to result in an unacceptable impact upon residential amenity given its town centre location.  The site is served by established accesses off both Stanley Street and Warwick Street. The agent has confirmed that when the premises is at capacity both accesses are used by patrons to vacant the premises when closing. There were no conditions imposed on the previous permission relating to access, and given that both accesses lead onto streets with residential properties, it is considered acceptable for both accesses to be used.  For the above reasons the development is not considered to conflict with policy DMG1 (amenity) of the Core Strategy. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The site is not unduly visible in the street scene due to being sited at the end of a courtyard setting off the main road into Longridge.  No further external changes are proposed. | | | | | | | | | | | | | | |
| **Highways and Parking:**  The site is currently accessed from both Stanley Street and Warwick Street and this proposal would not change this.  There is no existing parking within the site, and none is proposed.  There are no restrictions on deliveries to the site currently, and it would not be reasonable to impose any restrictions as a result of this application.  The proposal to increase opening hours would not have any material impacts upon highway safety. | | | | | | | | | | | | | | |
| **Other Matters:**  Comments have been made regarding the displaying of bunting and siting of tables and chairs outside the premises within the Stanley Street courtyard. This appears to have been part of an event undertaken, along with other licenced venues, in Longridge and was subject to a Temporary Events Notice (TEN) which was granted.  This does not form part of the application, and should this land continue to be used for such purposes in the future then this would be a matter for the Council’s Enforcement Team to investigate. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  It is considered that subject to appropriate conditions the variation in the opening hours until 12 midnight on Fridays and Saturdays would not significantly contribute to noise disturbance to neighbouring residents taking into account the existing use / operating hours and the town centre location.  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 permission be approved subject to the imposition of conditions. | | | | | | | | | | | | | | |