



JUDITH DOUGLAS TOWN PLANNING LIMITED

**The Old Corn Mill, Warwick Street, Longridge, Preston  
PR3 3EB.**

**Change of use of part of the ground floor to bar and  
entertainment (sui generis use) with access from Stanley  
Street and alterations to the Stanley Street elevation.**

**Design, Access, Heritage and Planning Statement.**

**JDTPL0428**



**STATEMENT IN SUPPORT OF A FULL APPLICATION FOR THE CHANGE OF USE OF PART OF THE GROUND FLOOR TO A BAR AND ENTERTAINMENT WITH ACCESS FROM STANLEY STREET AND ALTERATIONS TO THE STANLEY STREET ELEVATION.**

**1 INTRODUCTION**

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of a full planning application for the creation of a new bar within the Old Commill building. The applicant is the managing director of Vertigo Solutions Limited and Vertigo Sound Ltd which currently occupy the whole of The Old Commill building. The proposed cocktail bar will be named Stage Door and be themed on stage and theatre.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the Ribble Valley Core Strategy (2014), the Longridge Neighbourhood Development Plan (2018-2028) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework (2021). The Levelling Up Longridge Strategic Vision Document has also been considered to in the preparation of this statement.
- 1.4 The Statement should be read in conjunction with the accompanying information:  
2254 Location plan 1:1250  
2254 Block Plan 1:500  
2254 01B Existing floor plan  
2254 02D Proposed floor plan, existing and proposed elevations.  
Noise assessment

**2.0 THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1 The site comprises the northern portion of the ground floor of The Old Commill adjacent to Stanley Street. This portion of the building is currently used for the storage of sound equipment which is hired out to music events. There are currently large loading doors in the Warwick Street elevation and the Stanley Street elevation which serve the whole of the ground floor of the building. Stanley Street is a no through road with no turning facility. The company currently reverses a lorry along Stanley Street to the loading door. To do this they





Figure 2 – Conservation Area Townscape Appraisal Map.

### 3.0 SITE HISTORY

3.1 The Council's online planning register records the planning permission for the wine bar on Stanley Street and one application for the Old Corn Mill.

Application No.	Address	Description of development	Decision
3/2017/0027	Unit 4 The Business Centre 5 Stanley Street, Longridge PR3 3NJ	Change of use from antique shop (A1 to wine bar A4)	Approved 23.03.2017
3/2001/0258	The Mill, Warwick Street Longridge	Advertisement	Approved 14.05.20001

### 4.0 THE PROPOSED DEVELOPMENT

4.1 The Vertigo Group of Companies occupies the whole premises at the Old Corn Mill. The group comprises Vertigo Solutions Ltd, and Vertigo Sound Ltd. The proposed site will be the home of Vertigo Stage Door Ltd. The development proposes the partial change of use of the ground floor of the building to a cocktail bar with entertainment. The applicant envisages hosting small stage acts and comedians and the screening of films, sporting events and theatre. The bar

will have an interesting theme and provide a genuine alternative to the existing bars in the area. The theme will be based on stage and theatre as the name suggests. There is no intention to serve hot food. It is believed that the Stage Door will complement the nearby bars and therefore attract customers into the town centre. Access to the venue will be via Stanley Street. The venue has a capacity for approximately 60 people and will provide four full-time jobs.

## **5.0 HERITAGE ASSESSMENT**

5.1 In respect of Conservation Areas, Section 72(1) of the Act places a duty on Local Planning Authorities to pay special attention to "the desirability of preserving or enhancing the character of appearance of that area".

5.2 Section 16 of the Framework relates to the conservation and enhancement of the historic environment. Paragraphs 189 – 202 details the approach to considering the potential impacts of proposals affecting heritage assets.

5.3 Paragraph 199 confirms that great weight should be given to the conservation of heritage assets, with the provision that the more important an asset is, the greater that weight should be. Paragraphs 201 and 202 outline matters of substantial and less than substantial harm to the significance of heritage assets and how those impacts should be considered, including the weighing of public benefits that any given proposal may generate against any harm. These requirements are reflected in Policies EN5 and DMH5 of the Core Strategy.

5.4 The relevant asset in this instance is the Longridge Conservation Area which was designated in 1979 and extended in 2003. The conservation area appraisal states the special interest that justifies the designation of the Conservation area derives from the following features:

- *"Good example of a Lancashire industrial town*
- *Former cotton mills and local stone quarries were important to the town's development in the 19th century*
- *Tootle Helghts quarries to north of Longridge supplied prestigious 19th century buildings in Preston, Liverpool and elsewhere*
- *The conservation area is based on three main streets which all contain good quality 19th century stone building*
- *Long terraces of mill workers' housing of the mid to late 19th century*
- *Survival of Sharley Fold Farmhouse from the early 17th century*
- *Listed late 18th century handloom workers cottages*
- *Towneley Gardens and bowling green in the centre of the town*
- *Location near to the Forest of Bowland"*

5.2 Ordnance Survey map of 1912 shows a building on the site. This is believed to have been a former corn mill. The application building known as the Old Corn Mill dates from around 1935 when the previous building on the site was destroyed by fire. (Source Longridge Heritage Trust). The post 1930 building was built in brick and was later re clad in brick and steel profile sheets on the Warwick Street elevation whilst the Stanley Street elevation is rendered and painted white.



1 Elevation to Stanley Street.



2 Elevation to Warwick Street

5.3 The elevation to Stanley Street holds little architecture merit. Its historic value is somewhat limited, but it does provide an example of a minor industrial building in the town centre. The building is not designated as a building of townscape merit unlike the rest of the buildings on Stanley Street.

## 6.0 DEVELOPMENT PLAN POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy, the Longridge Neighbourhood Plan and the National Planning Policy Framework (2021).

6.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:

- **Key Statement DS2 Sustainable development** - which reflects the priorities in the national Planning Policy Framework for sustainable development and assures that the Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- **Key Statement EC2 Development of retail, shops and community facilities and services** – 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.
- **Key Statement ENV5 Heritage assets** - promotes the conservation and enhancement of the significance of heritage assets and their settings. Seeking benefits that conserve and enhance their significance and avoids and substantial harm to the heritage asset.
- **Policy DMG1 General Considerations**- sets out those matters that will be taken into account when considering planning applications including design access amenity and the environment
- **Policy DMG2** – confirms that new development should be in accordance with the Core Strategy development strategy and should support the spatial vision.
- **Policy DME2- Landscape and townscape protection.** Aim to protect townscape elements.
- **Policy DME4** – expands on the requirements of Policy EN5 with regard to heritage assets.

- **Policy DMG3 transport and mobility-** considers amongst other matters the adequacy of public transport to serve the development.
- **Policy DME4 Heritage assets-** there is 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.
- **Policy DMB1 Supporting business growth and the local economy-** proposals that support business growth, and the local economy will be supported.
- **Policy DMB3 Recreation and tourism.** Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities within the Borough.
- **Policy DMR2 Shopping In Longridge and Whalley.** New and expansion of existing retail development will be supported.

6.3 The following policies of the Longridge Neighbourhood Plan ('the Neighbourhood plan') are relevant to the determination of this application:

- **Policy LNDP3 -Longridge Design Principles-** requires good design that responds positively to the local character and distinctiveness of the surroundings.
- **Policy LNDP4- Conserving and Enhancing Our Designated Heritage Assets.** The town's Conservation Areas will be conserved in a manner appropriate to their significance.
- **Policy LND8- Longridge Main Centre.** Support town centre uses in the main centre including retail that serves the needs of the Neighbourhood Area.
- **Policy LNDP14-Protecting Local Employment Sites.** The use of specific sites for business use is supported by the Neighbourhood plan this includes (5) The Old Corn Mill, Warwick Street.

6.4 The National Planning Policy Framework (2021) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.

6.5 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- 6.6 Paragraph 86 says that planning decision 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.

## 7 EVALUTION

- 7.1 The Old Corn Mill is within the settlement boundary of Longridge and adjacent to the town centre boundary of Longridge. Access to Stanley Street is directly off Berry Lane which is the main shopping street and has several drinking establishments along its length. There is an existing similar venue on Stanley Street - Fullalove's which is a well-established and has its main access on Stanley Street. Key Statement DS1 of the Core Strategy sets out that new retail and leisure development will be directed to the centre of Clitheroe Longridge and Whalley with Annex 2 of the NPPF confirming that the proposed use of the building is a main town centre use:

*"Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)."*

- 7.2 Core strategy Policies DMR1 and DMR2 refer to 'shopping' the main thrust of both policies is to ensure the long-term viability and vitality of the town centre and to encourage uses which will contribute to the diversity of the economic activities within Longridge. Policy DMB1 also provides support for the proposal stating that *"proposals that are intended to support business growth and the economy will be supported in principle"*. The bar is likely to be attractive to the local community and visitors. It will strengthen the offer of tourism facilities in Longridge in line with the aims of policy DMB3. In principle the change of use of part of the ground floor to sui generis use as a bar is an acceptable use in the town centre.

### Technical considerations

#### Design

- 7.3 It is proposed to remove the existing roller shutter door and reduce the size of the opening and fit a new window which is similar in scale to the windows above at first floor. The area around the window will be finished in render and painted to match the rest of this elevation. It is proposed to apply signage between the top of the new ground floor window and below the first-

floor window. The proposed development will have very limited impact on the appearance of the building. The more domestic scale of the window opening will enhance the street scene. The development will enhance the visual character of the street. The application proposal is therefore compliant with Core Strategy Policy DME2 and Neighbourhood plan policy LNDP3.

#### Conservation Area.

- 7.4 Paragraph 195 of the Framework states that *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."*

Paragraph 199 of the NPPF states that *"when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (the more important the asset, the greater the weight should be)."*

- 7.5 The impact of the proposal on the visual qualities of the conservation area is positive by reducing the oversized modern industrial opening in the building and replacing it with a more domestic scale window. The character of uses in the town centre of Longridge already includes public houses which contribute positively to the vibrancy and character of the area. The change of use away from use as storage to use as a bar will be a positive change and adds to variety of town centre uses enhancing the vibrancy of the town centre and the character of the conservation area. The proposal meets the requirements of Key Statement ENV5 and policy DME4 of the Core Strategy, policy LNP4 of the Neighbourhood Plan and is in accordance with Section 16 of the NPPF-Conserving and Enhancing the Historic Environment.

#### Residential amenity

- 7.6 A noise assessment of the likely sound levels generated internally, and the attenuation of the structure has been undertaken. This has shown that the internal sound level at the venue will not result in any adverse impact on the neighbouring properties. A consideration of patrons leaving the site has also been undertaken and shown not to exceed the recommended sound level identified in section 2 of the report. The development has been shown to be acceptable in terms of noise.

- 7.7 The applicant has asked for operating hours of 09.00 to 23.00 on any day of the week. A similar venue Fullalove's Wine Barn has its main entrance off Stanley Street. Planning permission was granted for this use in 2017 reference 3/2017/0027. A condition attached to the permission restricted the opening hours to between "11.30 to 23.00 on any day of the week and bank holiday." The impact of customers leaving the premises on the amenity of nearby residential properties was taken into consideration in the determination of the application and found to be acceptable.
- 7.8 We anticipate that restrictions will be imposed deliveries to the site and collections for (waste/recycling). We suggest that these are limited these to 09:00 -18:00 Monday to Saturday only and no glass waste to be placed in outside containers other than between 09:00 -18:00 Monday to Saturday only. Drinking will only take place inside the building.
- 7.9 This is a town centre location where existing residential properties will experience daytime, and night-time activity associated with town centre uses. Similar developments in the town centres elsewhere in the Borough have been considered acceptable in terms of the proximity of residential and commercial uses and it is acknowledged that people living in town centres should expect a level of night-time activity.

#### Access & highway safety

- 7.10 The proposal is in a highly accessible location in the town centre. The cessation of the storage use, and the closing up of the loading door will mean that current unrestricted use of Stanley Street by larger vehicles, which is difficult and requires traffic to halt on Berry Lane to allow vehicles to reverse down Stanley Street will cease. Vertigo Sound Ltd will continue to use the Warwick Street entrance. It is envisaged that deliveries will amount to one deliver per week by small van or estate car. The proposal meets the requirements of policy DMG3 in this respect.

## **8 CONCLUSION**

- 8.1 This statement has demonstrated that the proposed development conforms to the requirements of the Core Strategy, the Neighbourhood Plan and the National Planning Policy Framework. The proposed change of use is a suitable compatible use for this town centre location. The proposal will provide valuable vibrancy, consumer choice and vitally adding to the unique character of the town centre. We have demonstrated that the proposed development will have no adverse effect on the amenities of the local area, the amenity of local residents or the character of the conservation area.