

**Item D. 2**                      **06/00006/COU**                      **Permit Full Planning Permission**

**Case Officer**                      **Miss Lyndsey Cookson**

**Ward**                                      **Chorley South East**

**Proposal**                              **Change of use from A1 to A3 for use as coffee shop,**

**Location**                              **57 - 59 Market Street Chorley Lancashire PR7 2SN**

**Applicant**                              **The Inn-Dependant Pub Co. Ltd**

**Proposal**                              The application is for the change of use from a florist (A1) to a coffee shop (A3). The unit is currently empty.

The property is located amongst a row of commercial units within the Primary Shopping Area of Chorley Town Shopping Centre. The unit will comprise of a ground floor coffee shop with associated seating, service and kitchen areas.

**Policy**                                      Policy GN1 and SP4 in the Adopted Chorley Borough Local Plan Review relate to development within Chorley Town and the Primary Shopping Area of Chorley Town Shopping Centre.

**Planning History**                      No recent planning applications.

**Consultations**                              The Council's Environmental Services unit have been consulted with no comments received to date.

**Representations**                      One letter of objection received from Frederick's Ice Cream Coffee Bar. The close proximity between the two units would result in reduced customers, and there are a considerable number of cafes, delis and sandwich shops in the vicinity.

**Assessment**                              The main issues to consider are whether the proposed change of use would conflict with Local Plan policies, be in keeping with the streetscene and maintain the character and appearance of the town centre.

In accordance with policy SP4, A3 use is permitted at ground floor level, and the proposal would not have a detrimental effect on the shopping character of the Primary Shopping Area nor undermine its vitality and viability.

The property currently has a retail use. The change of use from a former florist to a coffee shop will not have a detrimental effect on the streetscene, in an area which comprises of commercial (office and retail) properties.

A separate planning application for advertisement consent to display two shop signs has been submitted. There are no other proposed external alterations, so the character of the property will remain relatively unchanged.

Resultant trade competition from neighbouring businesses is not a material planning consideration, and the Council does not have a current policy to restrict the intensity of units in the same use class.

**Recommendation: Permit Full Planning Permission  
Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.*

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