

**Item D. 6**                      **06/00419/COU**                      **Permit Full Planning Permission**

**Case Officer**                      **Miss Nicola Bisset**

**Ward**                                      **Adlington & Anderton**

**Proposal**                              **Change of use of a retail unit to a parent supervised childrens play centrewith associated car parking unit area 1000 sq feet**

**Location**                              **Unit 1 60A Westhoughton Road Adlington ChorleyPR7 4ET**

**Applicant**                              **Mr M Lawrenson**

**Proposal**                              The application relates to the change of use of an existing retail unit to a children's play centre with associated car parking. The unit is currently empty and was last occupied by a car showroom. The adjoining retail unit is still occupied by a car showroom/sales unit.

The access to the site exists off Westhoughton Road and the proposed car parking will be located to the north of the building on a area of hardstanding.

**Planning Policy**                      **LT1- Major Leisure Development**  
**EP20- Noise**  
**PPS6- Planning for Town Centres**  
**Policy 7- Parking Joint Lancashire Structure Plan 2001-2016**  
**Access and Parking SPG**

**Planning History**                      There have been numerous planning applications at the site the most relevant applications are as follows:  
**9/86/00876-** Change of use of premises to showroom for car sales. Approved January 1987  
**9/90/00014-** Rear extension to form warehouse for storage of vintage cars to be used in conjunction with the adjacent workshop. Approved October 1990  
**9/91/00600-** Parking of coaches and commercial vehicles, land rear of workshop. Approved October 1991  
**9/92/00757-** Use of land for storage of builders plant and parking of 4 coaches. Approved April 1993  
**9/93/00280-** Use of part of existing vehicle repair workshop as MOT testing centre. Approved June 1993.  
**9/95/00178-** Renewal of temporary permission No 9/92/757 for the use of land for the storage of builder's plant and parking of four coaches. Approved May 1995  
**9/99/00848-** Erection of extension to car sales building and provision of external storage areas. Approved March 2000.  
**9/03/00125-** Retrospective Change of Use of land from plant hire to caravan sales and storage/service. Withdrawn

**Applicant's Case**                      The applicant has included the following points with the submission in support of the application:

- The proposal encourages healthier lifestyles with the addition of an on-site caf' that promotes healthier eating choices

- The play centres are self-contained and have no significant detrimental impact
- Vehicular movements in the site will be one way to ensure the safety of the children
- The size of the entrance area will ensure there is no queuing
- The entrance is through an existing roller shutter away from the nearest houses
- There is dedicated parking for around 30 cars
- The unit is well located with good transport links
- Will create new employment of between 15-20 positions
- The unit will complement the regeneration strategy as it will encourage more visits to the area

**Representations** 1 letter has been received from a neighbouring resident who does not object in principle to the scheme but has concerns about people parking on the dual carriageway which has occurred before.

**Consultations** **The Director of Streetscene, Neighbourhoods and Environment** considered there will be no adverse traffic comments concerning the access although the car park details are incomplete.

**Assessment** The property was previously occupied by a car show room. Planning permission was granted in 1986 for the use of the building as show room for car sales (9/86/00876). An extension to the show room was approved in 1999 at the rear of the building (99/00848). The proposed use will occupy this extension and the previous car show room. Part of the building will be retained as a car showroom and sales area.

The site is not located within a designated shopping centre and in accordance with PPS6 applications for leisure proposals outside of designated shopping centres require a sequential test in support of the application to show that no other alternative site within a designated shopping centre are available. However in this situation it is unlikely that a unit of the size proposed would be available in the nearby shopping centres and a sequential test is considered to be inappropriate. It is considered that the proposed use would have an minimal impact on the vitality and viability of the nearby shopping centres.

There is existing access, which serves the existing car showroom and will serve the proposal. There are no objections in terms of access to the site. The proposal indicates parking to the north of the building however this has not been formally laid out. The car-parking layout will be requested as a condition.

The property is located close to residential dwellinghouses. The nearest property is 60 Westhoughton Road, which is located approximately 19 metres to the north of the unit. The proposal will be self-contained and the only impact on the neighbours will be through vehicles entering and existing the site and from people getting in and out of their cars. The car parking area will be located in close proximity to the residential property.

The previous use as a car showroom would also have generated vehicular movements and the area to the side of the property has

previously been used as a parking area. The use will have a similar impact as the previous use and the impact is considered to be minimal as the majority of the noise generation will be confined within the building. An opening hours condition will be attached so the building will not be open after 8pm at night, which will ensure that the proposal does not adversely impact on the neighbours amenities.

The proposal includes adequate parking area and will not have an adverse impact on the neighbours amenities. The proposed use is therefore considered to be acceptable in this location.

**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.*

2. The use hereby permitted shall be restricted to the hours between 9am and 8pm  
*Reason: To safeguard the amenities of local residents and in accordance with Policy No EP20 of the Adopted Chorley Local Plan Review.*

3. The premises shall be used for a 'parents supervised play centre' and for no other purpose (including any other purpose in Class D2 of the Schedule of Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.  
*Reason: To protect both the vitality and viability of Chorley Town Centre and the amenities of the neighbouring residents. In accordance with Policy LT1 of the Adopted Chorley Local Plan Review.*

4. Before any development hereby permitted is first commenced, full details of the surfacing, drainage and marking out of all car park and vehicle manoeuvring areas shall have been submitted to and approved in writing by the Local Planning Authority. The car park and vehicle manoeuvring areas shall be provided in accordance with the approved details prior to first occupation of the premises as hereby permitted. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan 2001-2016.*

---