

Item 3j **14/01129/FUL**

Case Officer **Caron Taylor**

Ward **Chorley North West**

Proposal **Change of use from vacant retail unit (Class A1) to beautician and massage room (Sui Generis)**

Location **100 Market Street
Chorley
PR7 2SL**

Applicant **Flame Nails And Beauty**

Consultation expiry: **5th December 2013**

Decision due by: **31st December 2014**

Recommendation
That the application is approved.

Representations

No representations have been received.

Consultees

No consultee comments have been received.

Assessment

Background information

1. The application property is recently completed two-storey retail unit (permission ref: 13/00400/CB4) on the Market Street in the centre of Chorley. It was given permission as an A1 retail unit. The application is to change the use to a beautician and massage room which does not fall in any of the use classes and is therefore what is known as a Sui Generis use in planning terms. The business applying is looking to relocate and expand from their existing premises on Market Street.

Principle of the Development

2. The unit is within the town centre boundary and the frontage is part of the secondary shopping frontage covered by Policy EP6 of the emerging Local Plan 2012-2026. This policy states that within the secondary frontage a combination of retail and town centre uses as defined by the Framework (the National Planning Policy Framework) will be permitted where they maintain and enhance the vitality of the area. This can include some development and change of use which:
 - a) Promotes the evening and daytime economy;
 - b) Provides for independent retailers that contribute to the overall vitality of the Town Centre; and
 - c) At first floor level, provides offices and residential uses.
3. The proposal is to change the use of the unit from retail (A1 use) to a beautician and massage room (a Sui Generis use). The Framework defines town centre uses as:
'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, 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).'

4. Although a beauty salon and massage room is not strictly a retail use, it is considered appropriate to a town centre by promoting the daytime economy, and the vitality of the town centre by bringing into use a currently vacant unit. The proposal is therefore considered acceptable in principle.

Impact on the neighbours

5. The unit has commercial units on either side and to the rear is a car park. It is not considered that the proposal will have a detrimental impact on neighbouring properties and it is not considered necessary to restrict the hours of operation for this reason.

Design

6. The proposal does not involve any external alterations, only the internal alterations will be made in the form of internal partitions, which does not require planning permission.

Traffic and Transport

7. The proposal does not benefit from its own parking but is within the town centre boundary so customers will have access to nearby car parks and on-street parking. The town centre is also well served by public transport. The proposal is considered acceptable in this respect.

Overall Conclusion

8. The application is considered an acceptable use for the town centre. It will add to its vitality by bringing a currently empty unit into use and therefore the application is recommended for approval.

Planning Policies

1. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Reference	Description	Decision	Date
13/00400/CB4	Demolition of number 98 Market Street, demolition of two-storey element to rear of number 102 Market Street, splitting of number 102 into two retail units, recladding of Market Street frontage and optional new build kiosk unit on site of former 98 Market Street. Service access to rear.	Permitted	11 th July 2013

Suggested Conditions

No.	Condition									
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>									
2.	The development hereby permitted shall be carried out in accordance with the following approved plans: <table border="1"><thead><tr><th>Title</th><th>Drawing Reference</th><th>Received date</th></tr></thead><tbody><tr><td>100 Market Street (Location Plan)</td><td>N/A</td><td>5th November 2014</td></tr><tr><td>Plans as Proposed</td><td>A12/17/104</td><td>5th November 2014</td></tr></tbody></table> <i>Reason: For the avoidance of doubt and in the interests of proper planning.</i>	Title	Drawing Reference	Received date	100 Market Street (Location Plan)	N/A	5 th November 2014	Plans as Proposed	A12/17/104	5 th November 2014
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