

Sedgwick Associates

Chartered Town Planners

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No. 1C Smithy Street, Ramsbottom

PLANNING STATEMENT Town Centre Policy

1. The planning application is for the change of use of a tattoo studio to a to a drinking establishment with the use of the first floor as an office. The building is located on Smithy Street, immediately behind the frontage properties facing onto Bolton Street and forming the main shopping frontage. It is attached to the building currently used by Cardamom Cream.
2. The building is now vacant. Access is through a shopfront set in an arched entrance, secured with a wrought iron gateway and surround. No physical changes to the elevation are proposed.
3. The site lies within the Ramsbottom town centre main shopping area defined in Policy S1/2 and is in the prime shopping area defined on Policy S2/2. Policy S1/2 seeks to retain or enhance the use of properties for retail purposes and Policy S2/2 preserves the appearance of primary shopping frontages by retaining display windows and the uses that requirement. However, Smithy Street is not in the Appendix 3 lists of primary or secondary shopping frontages, which is understandable as this is a minor side street.
4. It is concluded that the application proposal is beneficial to the commercial offer in the town centre. As the external appearance of the property is not going to be changed in any significant way the existing character is protected. The use of the upper floor as an office is beneficial in providing an employment opportunity and ensuring that the upper floor is maintained in beneficial use.

Paul Sedgwick
Dip TP MRTPI
10/09/2020
sa/4930