

Planning Policy Comments

Application No: 70416

Location: 3-5 Princess Parade

Proposal: Change of use from shop (Class E) to adult gaming centre (Sui Generis)

Retail

The application site is located within Bury Town Centre and as such Bury's Unitary Development Plan (UDP) policies S1/1 (Main Shopping Area in Bury Town Centre) and S2/2 (Prime shopping area and frontages) are relevant.

Policy S1/1 states that the Council will protect, maintain and enhance the role of Bury Town Centre as a sub-regional shopping centre and promote the centre as a focal point for further development.

Under Policy S2/2 the Council seeks to maintain class A1 retailing (now Use Class E(a)) as the predominant land use at ground floor level within prime shopping areas. Where a proposal would lead to more than 10% of any identified prime shopping frontage being in non-retail use, the Council will also consider several factors including the location and prominence of the proposal, the number, distribution and proximity of other premises in non-retail use and the particular nature and character of the use proposed.

Paragraph 90 of the National Planning Policy Framework (NPPF) says that planning policies and decisions 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. Paragraph 90 (a) further states that planning policies should promote the long-term viability and viability of town centres by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses and reflects their distinctive characters. The NPPF no longer refers to shopping frontages.

The proposal would increase the amount of prime shopping frontage (1a – 31 Princess Parade) in non-retail use however the predominate use class will continue to be Use Class E(a). Whilst not for retail use it is considered that the change of use to a gaming centre will generate activity within the existing frontage. Furthermore, it will make a positive contribution to help support the long-term vitality and viability of the town centre in line with the NPPF.

Therefore, on balance there is no objection to the proposed change of use in principle.

Places for Everyone

The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

PfE was published in August 2021 and subsequently submitted to the Secretary of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Given the advanced stage in the preparation of PfE, it is already considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework.

Consequently, the principle of this application has been considered against PfE (as proposed to be modified). However, the principle of this proposal does not give rise to any conflict with PfE policies.

Officer: FS

Date: 05/02/2024