

Planning Policy Comments

Application No: 65949

Location: 1C Smithy Street, Ramsbottom

Proposal: Change of use from tattoo studio to drinking establishment (Sui Generis) with office at first floor.

Comments:

The application site is located within Ramsbottom Town Centre and as such policies S1/2 (Shopping in other town centres) and S2/2 (Prime shopping areas and frontages) of the adopted Bury Unitary Development Plan (UDP) are relevant. Under Policy S2/2 the Council seeks to maintain class A1 retailing as the predominant land use a ground floor level within prime shopping areas and frontages by taking into account a range of factors.

Paragraph 85 of the National Planning Policy Framework (2019) states 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 85 (a) further states that planning policies should promote the long term vitality 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 as suitable mix of uses and reflects their distinctive characters.

It is understood that the premises are currently vacant having last been used as a tattoo studio. As such at present the unit is generating no activity, although the proposal is not for an A1 retail use it is considered that the change of use to a drinking establishment will generate more activity. Furthermore it will make a positive contribution to help support the long term vitality and viability of the town centre.

Therefore there is no objection to the proposed change of use.

Officer: HP

Date: 02/10/20