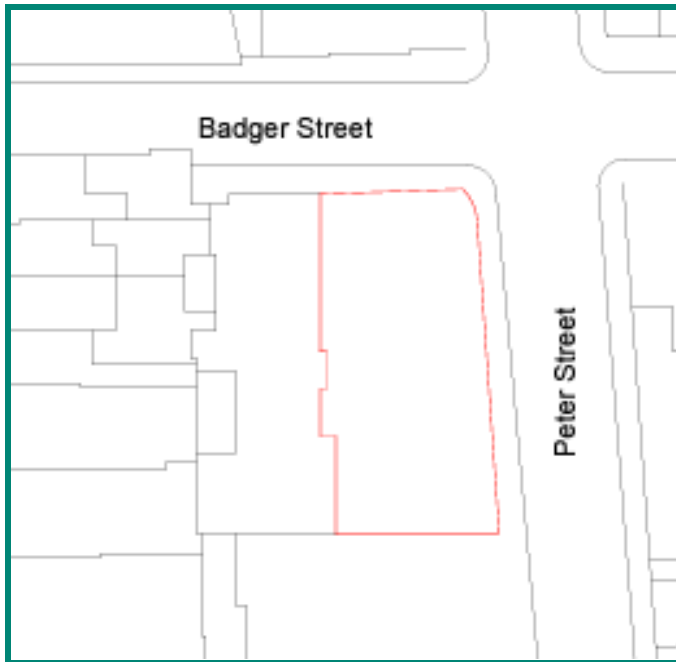


SUPPORTING STATEMENT **(Incorporating the Design & Access Statement)**

14th November 2022

Change of use from club to sweets manufacturing unit (Class B2) with extraction flue to side elevation



At: Salisbury Conservative Club, Badger Street, Bury, BL9 6AD

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr A. Farooq

CONTENTS

1.	Introduction	Page 3
2.	The Application Site	Page 3
3.	Relevant Planning History	Page 3
4.	Planning Policy Context	Page 5
5.	The Proposed Development & Design	Page 6
6.	Conclusion	Page 9

1. INTRODUCTION

- 1.1. This planning statement has been prepared in support of an application for the Change of use from a Club to a sweets manufacturing unit (Class B2) with extraction flue to the side elevation, located at the aforementioned address.
- 1.2. The proposal is a resubmission of planning application reference 67849/FUL. It addresses each of the reasons for refusal of the previous application having due regard to the delegated officer report and consultee comments on which the decision was based.

2. THE APPLICATION SITE

- 2.1. The site relates to part of a building which has a current lawful use as a Conservative Club, and which is located approximately 150m from Bury town centre.
- 2.2. The site is on the boundary with, but is not part of a designated Local Shopping Centre which is to the west and which is formed by a row of shops fronting Walmersley Road.
- 2.3. Opposite the site to the north is a commercial building and offices and to the east is St Joseph's Church with a row of residential terraced houses to the north east. Directly to the south is a public car park.
- 2.4. The Conservative Club is a part 2 storey and part single storey build and is located on a corner with its main entrance fronting Badger Street on the north elevation. The side elevation of the building runs adjacent to Peter Street to the east. At the rear is a yard which can also be accessed via a timber gate off Peter Street. The remainder of the boundary to Peter Street is formed by a timber fence.
- 2.5. The area has a distinctly urban mixed character with a wide ranging of building types, forms and materials, and an equally varied mix of uses, including commercial and residential.

3. RELEVANT PLANNING HISTORY

- 3.1. 67849/FUL: Change of use from club to sweets manufacturing unit (Class B2) with extraction flue to side elevation.

3.2. The application was refused for the following reasons:

1. *“The proposed flue would, by reason of its position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EC4/1 - Small Businesses and EN1/2 Townscape and Built Design.”*

2. *“The servicing and car parking provision for the use proposed is inadequate and is highly likely to lead to vehicles loading, parking and carrying out manoeuvres on the adjacent constrained highways to the detriment of the free flow of traffic and road safety. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EC4/1 - Small Businesses, EN1/2 - Townscape and built Design, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.”*

3. *“The proposed development would result in the loss of off street storage/servicing and bin storage arrangements previously conditioned and approved as part of the determination of planning permission reference 67078, which is highly likely to lead to an increase in activities and use for storage purposes of the adjacent highways, to the detriment of the highway safety. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies Bury Unitary Development Plan Policies EC4/1 - Small Businesses, EN1/2 - Townscape and built Design, HT2/4 - Car Parking and New Development and HT6/2 Pedestrian/Vehicular Conflict.”*

4. *“The application and submitted plans contain insufficient information to determine the impacts of the proposed development on residential amenity to enable them to be properly assessed. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design, EN7/1 - Atmospheric Pollution and EN7/2 - Noise Pollution.”*

5. *“The application and submitted plans contain insufficient information with regard to the treating, diluting and dispersing of fumes and odours and noise output to enable them to be properly assessed. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design, EN7/1 - Atmospheric Pollution and EN7/2 - Noise Pollution.”*

6*. *“The application and submitted plans contain insufficient information to determine*

the impacts of the proposed development on residential amenity to enable them to be properly assessed. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design, EN7/1 - Atmospheric Pollution and EN7/2 - Noise Pollution.”

**Note that reasons for refusal 4 and 6 are repeated in error as shown on the decision notice.*

- 3.3. 67611: Change of use from club to sweets manufacturing unit (Class B2)
Refused 23/11/21
- 3.4. 67078: Change of use from Club to Corner shop (A1) with Shop front to the front including roller shutter
Approved with Conditions 13/08/2021
- 3.5. 66656: Change of use from club (sui generis) to carpet shop (E) with shop front to the front including roller shutter
Refused 18/05/2021

4. PLANNING POLICY CONTEXT

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Bury MBC Unitary Development Plan (UDP). The following Policies of the UDP are considered relevant:

EC2/1 Employment Generating Areas
EC4/1 Small Businesses
EN1/2 Townscape and Built Design
HT2/4 Car Parking and New Development
HT6/2 Pedestrian/Vehicular Conflict
S1/4 Local Shopping Centres
SPD11 Parking Standards in Bury
EN7/1 Atmospheric Pollution
EN7/2 Noise Pollution

4.2. NPPF

- The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions and at the heart of the Framework is a presumption in favour of sustainable development. Amongst other things, it states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6).

5. THE PROPOSED DEVELOPMENT & DESIGN - PLANNING APPRAISAL

- 5.1. This application seeks permission for the same use as previously proposed. Other than the installation of the flue, there would be no external alterations to the building. Bin storage is proposed within the yard area. The proposed hours of opening are 08:00 - 18:00 Monday to Friday and 08:00-13:00 on Saturdays. Parking and deliveries will take place outside of the premises, as set out and justified within this statement.
- 5.2. A noise and odour assessment has been carried out and the report has been submitted as part of this application.

Principle of Development

- 5.3. The LPA has not previously objected to the principle of the development in this location given its sustainable location within an area of mixed commercial uses.

Visual amenity

- 5.4. In respect of the previous application the LPA considered that by reason of its size, siting and design the flue would be a 'cumbersome and discordant addition in the street scene, especially as it would be visible from 3 directions.
- 5.5. The Google Street View image below shows two large flues in the context of the existing building.



Google Street view showing existing large flues in the street scene as well as a host of extraction units, industrial/commercial metal fencing and a somewhat unkempt gable.

- 5.6. Given the mixed character of the area in terms of uses and buildings, and the existing array of roofing additions and flues in the immediate area, it is considered that the flue would not cause any significant detriment to the streetscene.

Neighbour Amenity /Noise and Odours

- 5.7. To address reasons for refusal 4, 5 and 6 (impacts on neighbour amenity by reason of fumes, noise and odours, a noise and odour assessment has been commissioned and carried out.

- 5.8. In respect of noise, as summarised it concludes:

Internal sound levels will not result in any adverse impact on the neighbouring properties.

If the extraction system is fitted with aCDAP.2D silencer there will not be any adverse impact and noise will be below the prevailing background sound levels.

The inclusion of the suggested mitigation measures to all habitable rooms will ensure that the internal and external sound levels are acceptable and will result in a 'No Observe Effect' on the future residents in line with the Noise Policy Statement for England.

- 5.9. In respect of odours, as summarised it concludes:

There has been an identified need for an odour control system to be installed within the extraction system of either a carbon filter or ozone system.

This system will remove any odours from the extracted air preventing any adverse impact.

- 5.10. Having regards to the survey and its conclusions, it is considered that the LPA now has sufficient information to be in a position to conclude that that the development is acceptable in terms of its impacts on neighbours having regard to noise, odour and fumes.
- 5.11. The scheme is considered acceptable in terms of neighbour amenity.

Highway Safety

- 5.12. As previously considered by the LPA, the site is located in a highly sustainable area with excellent public transport links, and availability of public car parks. Accordingly the LPA did not consider that there would be a need for customer or staff parking.
- 5.13. The principal concerns of the LPA related to servicing and access due to existing parking levels on the adjacent streets, and that it considered that there would be frequent deliveries to and from the unit.
- 5.14. To address this issue the applicant has clarified that there will be only one delivery to the site, which would likely be every Tuesday. Deliveries from the site would be around 5 per week. The use would only require one van, which is currently a Citroen Relay, 5.4m in length.
- 5.15. Accordingly it is clear that the proposed use would not cause any significant highway safety issues in its own right, and would in fact result in less vehicle movements and requirements for parking than the lawful use as a social club.
- 5.16. The scheme is therefore considered acceptable in terms of highway safety.

Bin Storage

- 5.17. The application proposes the yard area to the side of the property to be used as a bin storage area, which is also used, and conditioned to be used, by the attached retail unit permitted under reference 67078.
- 5.18. Condition 4 of that permission reads:
“The rear yard and bin storage facilities indicated on approved plan reference PS/R/CLUB/BL96AD Revision C shall be implemented prior to the use hereby approved

commencing and thereafter maintained available for use by the whole of the former Salisbury Conservative Club building.”

- 5.19. The size of the yard is more than adequate to serve both uses and in any case is conditioned as such to be used by this building too. The area is ideally suited to provide the necessary storage facilities without causing detriment to the visual amenities of the area.

6. CONCLUSION

- 6.1. This application has addressed all reasons the LPA previously gave for refusing the previously submitted planning application. The scheme is considered acceptable in principle, and it has demonstrated that the scheme, having regard to the additional supporting information and existing character and appearance of the area, would not be detrimental to visual amenity, neighbour amenity or highway safety.
- 6.2. It is therefore respectfully requested that planning permission be granted.

Produced and signed by: Richard Elliott BA (Hons)

MacMarshalls Rural Chartered Surveyors & Planning Consultants

Hamill House

112-116 Chorley New Road

Bolton

BL1 4DH