



DESIGN AND ACCESS STATEMENT

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

Proposals

The application proposes part change of use from Club to Sweets manufacturing unit (Class B2), at part of ground floor of Salisbury Conservative Club, Badger Street, Bury, BL9 6AD, the premises surrounded by well-established business and residential area.

Site and surroundings

The site is located on the Badger Street, Part Salisbury Conservative Club (Part of the same building) to the West, Peter Street to the East, Badger Street to the North and a storage yard to the South of premises.

The surrounding area is characterized by mixture of traditional terrace properties and commercial units.

The site benefits from being within an established commercial and residential community. It is within easy walking/cycling distance of a range of local services/facilities including town center, post offices, post boxes, convenience stores, main bus routes, schools, parks, leisure facilities.

It is therefore ideal spot for this kind of proposed business and evident the site is in a highly sustainable location.

Planning History

- 1- 51079 | SMOKING SHELTER (RETROSPECTIVE) | SALISBURY CLUB, BADGER STREET, BURY, BL9 6AD (Wed 08 Apr 2009)
- 2- 66656 | Change of use from club (sui generis) to carpet shop (E) with shopfront to the front including roller shutter
- 3- 67078 | Change of use from Club to Corner shop (A1) with Shopfront to the front including roller shutter
- 4- 67611 | Change of use from club to sweets manufacturing unit (Class B2) | Salisbury Conservative Club, Badger Street, Bury, BL9 6AD (Tue 23 Nov 2021)

Planning Policy

- NPPF National Planning Policy Framework
- EC2/1 EC2/1 - Employment Generating Areas
- EC4/1 EC4/1 - Small Businesses
- EN1/2 EN1/2 - Townscape and Built Design
- HT2/4 HT2/4 - Car Parking and New Development
- HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
- S1/4 S1/4 - Local Shopping Centres
- SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
- EN7/1 EN7/1 - Atmospheric Pollution
- EN7/2 EN7/2 - Noise Pollution

Evaluation

Principle of the development

The application site is vacant and situated in a well-established area, this area is ideal of this sort of business due to location is within commercial area and close to residential area and close proximity to a high number of services and facilities.

Impact on the character and appearance of the area

The proposed change of use would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to no change to its design and appearance.

The proposed change of use would not have an adverse impact on the character and appearance of the area and will integrate well into the urban grain.

Of significant benefit is the provision of jobs for people of local community. This will improve the appearance of both the site and the street scene by making this site useable.

Impact on amenity

The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.

The amount of amenity space is favorable and will contain bin space at the rear yard of property.

Impact on the highway

The character of the area predominantly consists of parking to the front and side streets. Also creating three off road parking bays in rear yard and off road loading bay with in the rear yard.

The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

Access

Access from Badger street and Peter street to provide easy access.

Waste Collection

According to council policies.

Flood Risk

The flood risk appears to be low.

Conclusion

The proposals will result in numerous benefits which are not significantly and demonstrably outweighed by any adverse impacts.