PLANNING AND DESIGN & ACCESS STATEMENT

PROPOSED CHANGE OF USE FROM AMUSEMENT CENTRE (ADULT GAMING CENTRE) (sui generis) to RETAIL (Use Class E)

39/41 MIDDLETON GARDENS
MIDDLETON
MANCHESTER
M24 1AF

APPLICANT: **Application by W,P & J Jeffries**

APPLICANT'S AGENT: **ROGER ETCHELLS**

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1. INTRODUCTION

1.1 The application seeks planning permission for a change of use of the premises from the present amusement centre (Adult Gaming Centre), a sui generis use to a retail shop – a Class E use. Permission is not sought for any alterations.

1.2 The proposal is to enable the relocation of the applicants amusement centre business from these premises to a location opposite at 20 Middleton Gardens. The premises will close with the relocation of the business to this new site.

1.3 The premises occupy the ground floor of a 2 storey building the first floor of which is used as a tanning centre. The tanning centre has access from the front.

1.4 They lie on the south side of Middleton Gardens with a service yard and Barton Road to the rear. Middleton Gardens is a pedestrianised area on the east side of the Middleton Shopping Centre (formerly an Arndale shopping centre).

1.5 The premises are currently occupied by the applicant who seeks to relocate to 20 Middleton Gardens opposite.

2. ASSESSMENT

2.1 The property comprises ground floor only. The building is not listed but is in the Middleton Town Centre Conservation Area. Please see the Heritage Statement accompanying this document.

3. INVOLVEMENT/CONSULTATION

3.1 The applicant's advisors and planning consultants have discussed the matter prior to presenting this application. With reservations the LPA seems to be encouraging an application in order to effect a relocation.

4. PROPOSAL

4.1 The proposal is for a change of use only. No alterations are proposed to the frontage or the exterior of the premises.

4.2 The various ground floor **uses** in the area reflect the character of this part of the town centre being outside the main concentration of retail uses in the Middleton Shopping Centre. The existing and proposed **layouts** of the premises are shown on application drawing RE/MID2/20/01 and 02.

4.3 The **amount** of commercial floorspace involved is 157 sq m on the ground floor only.

4.4 The **scale** of the proposal as a shop is consistent with the surroundings. In terms of **appearance** the proposal will not change: their traditional/existing appearance will be maintained.

4.5 No **landscaping** is proposed.

5 ACCESS

5.1 The proposal is in a major town centre shopping area. It could not be better located in terms of accessibility by all means of transport (foot, cycle, car and public transport).

6. PLANNING POLICY

6.1 The property occupies a town centre location where I consider there is no conflict with national policy.

6.2 The relevant local policies are contained in the **Rochdale UDP** which was adopted in June 2006. However, the plan making process goes back to its first draft in 2002. Many of its policies go back to its predecessor of 1999.

6.3 The application site is shown on the Proposals Map as being in the towns 'Secondary Shopping Area' where the relevant policy is policy S/4. It permits the development of or change of use to Class A1, A2 and A3 uses. This policy is wildly out of date in view of changes to the Use Classes Order but there is no conflict with it.

6.4 I see no material conflict with any relevant development plan policy, albeit out of date, and I therefore conclude the proposal has a presumption in its favour. Further, I conclude that the proposal would have no adverse effect on the vitality or viability of the town centre.

7 CONCLUSIONS

7.1 The proposal accords with national policy.

7.2 There is no material conflict with any local plan policy.

Roger Etchells

February 2021