APPLICATION NUMBER: 18/01436/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
18/01436/FUL	Mubeen Patel	9 April 2019

Address: 27 The Strand Rochdale OL11 2JG

Proposal: Change of use from retail unit (Use Class A1) to private hire booking office (Sui Generis) including installation of 24-hour call point to front elevation

PUBLICITY	**Weekly list expired?**	Y	**Site notice expired?**	Y
	Neighbour letters expired?	Y	**Press Notice expired?**	N/a

DELEGATION	**Significant departure from local plan?**	N	**Contrary to national policy?**	N
	Applicant a Council Member or officer?	N	**Contrary to previous decision?**	N
	Major with 10 or more objections and recommending approval?	N	**Called in or Planning Panel objection?**	N

COMMENTS	**Planning Panel comments received?**	N/a
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N/a

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N/a

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: AT **DATE: 11.04.2019**

SITE

The application relates to The Strand Community Hub where construction has recently been completed. Planning permission was granted in 2016 for the comprehensive redevelopment of the site comprising a mixed use development consisting of 8 retail units and 16 dwellings with associated car parking and landscaping; including demolition of three existing buildings and garages, along with alterations to the public realm and highways.

The Strand site is adjacent to Mannings Grocers at 48 The Strand and there are residential dwellings to the front and rear of the site.

PROPOSAL

The application proposes the change of use of one of the retail units (A1) at ground floor, No. 27 which was granted permission under application No. 15/01425/FUL into a Private Hire Booking Office (Sui Generis) and the installation of a 24hr call point on the front elevation (Retrospective).

The only external change would be the installation of the call point, no other external changes are proposed. Internally an office, small prayer room, staff rooms and a WC would be provided.

The opening hours proposed for the office would be 07:00 – 22:00 Monday to Saturday and 08:00 – 20:00 Sundays and Bank Holidays, these hours are the same as those approved under planning approval 15/01425/FUL for the retail units.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO1	**Delivering a more prosperous economy**
E1	Establishing thriving town, district and local centres
SO2	**Creating successful and healthy communities**
C6	Improving health and well being
C8	Improving community, sport, leisure and cultural facilities
SO3	**Improving design, image and quality of place**
P3	Improving design of new development
SO5	**Improving accessibility and delivering sustainable transport**
T2	Improving accessibility
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/1	**Defined Urban Area**
S/6	District Centre, Local Centres and Linear Commercial Areas

RELEVANT SITE HISTORY

15/01425/FUL	Mixed use development consisting of a new community hub, 8 retail units and 16 dwellings with associated car parking and landscaping; including demolition of three existing buildings and garages, along with alterations to the public realm and highways Granted STC
17/00135/DOC	Submission of details to comply with conditions 4 (levels), 7 (site investigation), 8 (drainage) and 16 (construction method statement) of planning permission 15/01425/FUL – Request Completed
17/01295/DOC	Submission of details to comply with conditions 3 (materials), 5 (landscaping), 6 (boundary treatments), 8 (drainage), 12 (hard landscaping) and 15 (plant and equipment) of planning permission 15/01425/FUL – Request Completed
18/00382/ADV	Installation of 12 internally illuminated fascia signs – Granted STC
18/00954/DOC	Submission of details to comply with conditions 6 (Boundary Treatments), 7 (Contamination), 14 (Lighting) and 17 (Noise) of planning permission 15/01425/FUL – Request Completed

CONSULTATION RESPONSES

Highways and Engineering –

We have no objection to this proposal.

The regeneration was accepted on the understanding a range of businesses and uses would eventually occupy the building.

This proposal is typical of what was expected.

We have no objection to this development.

Public Protection - Noise/Odours –

This section has no objections to the proposals.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice posted, no observations have been received.

ANALYSIS

Principle of Development

The site is located within the defined 'The Strand/Kirkholt' Local Centre as such saved UDP Policy S/6 is relevant to any development on the site. The policy supports the change of use to, shops, financial and professional services, food and drink outlets, offices, community and cultural facilities and other uses appropriate to a district or local centre.

The proposed use would be an office with a counter and telephone that would provide a taxi booking office for private hire vehicles. The operation of the private hire company would be solely from the application property. The use of the office amongst other things would typically also include record keeping, marketing and general administration.

The Core Strategy Policy E1 sets out the types of uses appropriate for each centre where development should promote the viability and vitality of the centre. Although policy E1 seeks to maintain a high proportion of A1 retail, non-A1 uses are permitted.

Nevertheless, it is still important to consider whether the loss of a retail unit would have a negative impact on the viability and vitality of the Local Centre. Although granted planning permission for retail use, the unit has not been open to the public since its construction. The local centre retains a number of active A1 uses and the proposed use would not therefore negatively impact on the viability and vitality of the centre and is considered to provide an accessible service for the local community.

In light of the above, it is considered that the principle of the change of use is acceptable and in accordance with Policy E1 of the Core Strategy, saved policy S/6 of the UDP and the NPPF.

Impact upon Visual Amenity

The 24hr call point has been installed on the front elevation of the building adjacent to the entrance doors of the office. The call point is small and does not impact on the overall appearance of the building.

Impact upon Surrounding Land Uses

Policy DM1 of the Core Strategy sets out a number of basic planning considerations that apply to all development. Further to this, paragraph 127 of the NPPF advises that Planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy G9 of the Core Strategy sets out that the Council will seek to reduce all forms of pollution by requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

The application site is located within a mixed use area consisting of a number of commercial uses with residential flats provided on the upper floors. The office would be operational from 7am until 10pm, Monday to Saturday, and 8am - 8pm Sundays and Bank Holidays which may give rise to some impact on nearby residential occupiers from the comings and goings from staff in the early morning and at closing. However, it should be noted that a retail use has been approved for the site with the same hours of operation which could be used in a more intensive fashion.

It is considered that the hours of operation proposed would ensure that neighbouring residents would enjoy quiet periods during the night where they can relax and sleep. Although a 24hr call point is also proposed to the front which would be used to call a taxi when the office is closed, it would not result in a significant impact upon the surrounding uses from traffic generation from waiting taxis or noise pollution from members of the public using the site to hire taxis or harm the living conditions of neighbouring occupiers to warrant refusal of the application. Furthermore, no objections have been raised by environmental health in relation to noise. It is recommended that a condition should be attached to the permission restricting the opening hours of the office to those proposed in order maintain residential amenity of the upper floors.

Therefore, subject to condition, it is not considered that the change of use of the premises would have a detrimental impact on any neighbouring residential properties. The proposal is therefore considered to be in accordance with the requirements of Policies DM1 and G9 of the Rochdale Core Strategy, along with the relevant requirements of the National Planning Policy Framework.

Highways and Accessibility

The site is located within the local centre and no dedicated parking spaces are proposed. Given the local centre location, public car parking spaces are provided in front of the site and in the surrounding vicinity,

The highways officer has been consulted and does not raise any concerns in relation to highways safety and states that this kind of proposal is typical of what was expected in the regeneration of the area. The application is therefore acceptable and would accord with policies T1 and DM1 of the Core Strategy and the NPPF.

RECOMMENDATION

AC

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2 This permission relates to the following plans:-

- Location Plan, Drawing No. 15-002/910 Rev A
- Site Plan, Drawing No. 15-002/930
- Existing Floor Plan, Drawing No. 15-002/920
- Proposed Floor Plan, Drawing No. 15-002/921

and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Core Strategy and the National Planning Policy Framework.

3 The taxi booking office shall only be open between the hours of 07:00-22:00 Monday to Saturdays and between the hours of 08:00-20:00 Sundays and Bank Holidays.

Reason: In the interest of amenity in accordance with Policy DM1 of the Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

Report Author Mubeen Patel