DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
18/01437/FUL	Mubeen Patel	20 March 2019

Address: 33 And 36 The Strand Rochdale OL11 2JG

Proposal: Amalgamation and change of use from retail units (Use Class A1) to dental surgery (Use Class D1)

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

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

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: DR **DATE: 21/03/2019**

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 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 two of the retail units (A1) at ground floor, No's 33 and 36 which were granted permission under application reference 15/01425/FUL.

The application proposes no external changes. Internally, the changes would constitute the formation of a reception room/waiting area, staff room and three dental care/surgery rooms.

The opening hours for the surgery would be Monday to Friday 08:30 – 18:00.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
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 –

I have no objections to this proposal.

The facility is ideally located within a local centre. Parking Facilities, Public Transport are available and given this site is within a residential area it is not beyond reason that people will walk to this location.

The proposals recommend no changes to the highways adjacent.

We have no objections to this proposal.

Public Protection - Noise/Odours - No comments received to date

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.

Policy E1 of the Core Strategy outlines that the Council will focus retail, leisure, cultural, office, residential and other development to promote the viability and vitality of all the borough's centres to maintain them as thriving and sustainable centres and the preferred shopping and leisure destinations for people living, working and visiting the borough. The Council will also ensure the provision of a hierarchy of accessible district and local centres and shops that meets people's daily shopping needs.

Policy C6 of the Core Strategy states that the Council will improve people's health and well-being and reduce health inequalities by supporting and promoting accessible new health facilities and services in town centres and local centres.

The application proposes the change of use of the ground floor units from retail use (Class A1) to a dental surgery (Class D1) The site is located within an existing identified local centre, accessible to a large number of residents within the surrounding area and served by nearby bus stops on Daventry Road which provide access via public transport to other parts of Rochdale including the town centre. Public car parking areas are also provided along The Strand and in front of the site.

It is not considered that the loss of the two retail units would have a negative impact on the viability and vitality of this Local Centre. Although granted planning permission for retail use, the units have not been open to the public since their

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 development is acceptable and in accordance with Policy E1 and C6 of the Core Strategy, saved policy S/6 of the UDP and the NPPF.

Impact upon Visual Amenity

The application does not propose any external alterations to the property and therefore the proposal would have no discernible impact upon the character and appearance of the building on the street scene.

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 and the information provided shows that the dental surgery would be open during daytime hours only. It is recommended that a condition should be attached to the permission restricting the opening hours to those proposed in order maintain residential amenity of the upper floors. Subject to this restriction, 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, future users and occupiers will have access to frequent bus services, in addition public car parking spaces are provided in front of the site and in the surrounding vicinity, and as such the site is therefore highly accessible. The highways officer has been consulted and does not raise any concerns in relation to highways safety. 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. 15-002/912 Rev A
- Site Plan, Drawing No. 15-002/931
- Existing Floor Plan, Drawing No. 15-002/922
- Proposed Floor Plan, Drawing No. 15-002/923

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 premises shall only be open for trade or business between the hours of 08:30-18:00 Monday to Friday and not at any time on Saturdays, Sundays or Bank Holidays.

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

4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 or any equivalent Order following the amendment, revocation and re-enactment thereof, the premises shall only be used as a dental surgery; and for no other purposes, including any other uses within Class D1.

Reason: In the interests of amenity and in compliance with Policy G9 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