APPLICATION NUMBER: 19/00361/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00361/FUL	Neil Harkin	3 June 2019

Address: 9 Taylor Street Heywood OL10 1EF

Proposal: Change of use of part of ground floor from dog grooming/boarding to funeral directors (Use Class A1)

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

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
	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	

CHECKED AND SIGNED OFF BY: AT DATE: 05.06.2019

SITE

This application relates to a large traditional two-storey detached former office building that is located in an area of mixed use. There is a short terrace row of

residential properties and a new residential development situated on the opposite side of Taylor Street, however there is also a job centre, primary school and Grade II listed church in the immediate vicinity.

PROPOSAL

The application proposes a part change of use from dog grooming/boarding services (use class sui generis) to funeral directors (use class A1).

The building is currently operates in part as a funeral directors and the proposed part change of use would be in service of this existing business with no proposed changes to opening hours or number of staff.

No external alterations are proposed as part of this planning application.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

DM1	General Development Requirements
P3	Improving design of new development
T2	Improving accessibility

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area

RELEVANT SITE HISTORY

17/00731/FUL- Change of use of part of building from funeral directors to dog grooming/boarding (sui generis) – Granted subject to conditions.

11/D55076- Change of use to funeral directors (Class A1), Bereavement Counselling Centre (Class D1) together with ancillary retail sales of donated good and the formation of a first floor flat to be occupied by the proprietors of the building – Granted subject to conditions.

11/D54047 – Change of use from health clinic (D1 use) to residential care home (C2 use) – Granted subject to conditions.

10/D52842 – Change of use from former health clinic (Class D1) to offices (Class B1) – withdrawn.

CONSULTATION RESPONSES

Highways And Engineering

We have no objection to this proposal. The site has ample space to accommodate such a usage.

Environmental Control (Landfill Gas)
No comments received to date

REPRESENTATIONS

Letters of notification were sent out to all surrounding dwellings and no representations have been received

ANALYSIS

The application site is located in an area designated as the 'Defined Urban Area' in Rochdale Borough Council's UDP Proposals Map. This is a general policy which seeks to ensure that new development is concentrated within the urban area in order to support urban regeneration and protect the countryside. The application site is otherwise unallocated and as such the proposal is required to be assessed against the general policies of the development plan and any other material considerations.

To this end, the use of a funeral directors, bereavement counselling centre together with ancillary retail sales of donated goods and the formation of a first floor flat has already been established at the application building. Therefore, the proposed part change of use from dog grooming/boarding services to funeral directors is considered acceptable in principle.

The large off street car parking area to the front of this property would also be retained.

It is therefore considered that the principle of the development would comply with the policies contained within the Core Strategy, the Unitary Development Plan and the NPPF

Highways

The application site includes a car parking area which is to be retained as part of the proposal. Furthermore, the application does not propose a change to the number of staff nor is it expected that the part change of use would result in a significant effect upon the number of comings and goings from the site.

The Council's Highway department have also been consulted, who have not raised any objections in respect of the car parking provision, manoeuvrability within the site and highway safety. The proposal therefore meets the requirements of CS Policies T2 and DM1, along with the National Planning Policy Framework.

Design, appearance and heritage

There are no objections to the impact of the proposal on the setting of the grade II listed building. The LPA has had special regard to the statutory duty to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses. As the proposal seeks a change of use only (to a minor development), and does not involve any external alterations, the LPA are satisfied that it would preserve those interests. As such, the proposal is not considered to have any impact on design and complies with CS Policies DM1 and P3.

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:-

   - Proposed Location Plan – 2019_03_04_02 A
   - Proposed Site Plan – 2019_03_04_03 A
   - Existing Plans – 2019_03_04_04
   - Proposed Plans – 2019_03_04_05

   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 Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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 Michael Atkinson-Smith