

Application Recommended for Approval

APP/2008/0294

Briercliffe Ward

Full Planning Application

Proposed change of use from call centre (units 4 and 8) to antique centre
KINGSMILL, QUEEN STREET, BRIERCLIFFE, BURNLEY

Background:

Concern has been expressed with regard to the proposal.

Summary of Reason for Recommendation:

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

Relevant Policies:

Burnley Local Plan Second Review

E12 - Development in or adjacent to Conservation Areas

GP1 - Development within the Urban Boundary

TM15 - Car parking standards

EW4 – Expansion and improvement of existing businesses

EW9 – Small businesses, working from home, and community enterprises in residential areas

PPS6 – Planning for Town Centres

Site History:

74/0470 – erection of extension to form offices – c/c

82/0380 – filling in of mill lodge for future use as car parking area – c/c

86/0108 – use of land for car parking and servicing of Kings mill and creation of 2 new loading doors – c/c

87/0406 – use of part of premises as mill shop for the retail of goods mainly made on the premises – c/c

89/0919 – CA consent – works of demolition, alteration, extension and conversion associated with change of use to sheltered housing scheme for the elderly – refused

89/0920 – works of demolition, alterations, extension and conversion associated with c/u to sheltered housing scheme for the elderly – refused

92/0451 – remove area of north light roof in centre of mill and replace with steel clad portal frame section to increase headroom to 30ft area – c/c

92/0473 – CA consent replacement of section of north light roof etc. – c/c

96/0115 – proposed use as antiques centre – c/c

96/0459 – c/u from industrial (B2) to office (A2) – c/c

04/0654 – installation of radio base station comprising 3 antennas, 1 300m dish, equipment cabinet and associated ancillary development – refused/appeal dismissed

05/0635 – use of unit 1 for antiques centre and antiques and collectors fairs, unit 6 as antiques centre and unit 2 as wrapping and packing warehouse for antiques – c/c

06/0964 – removal of condition 2 on planning permission 05/0635 – grant

07/1096 – c/u to autism resource centre incorporating office and meeting rooms in other half of unit - grant

Consultation Responses:

Highway Authority – Adequate parking space is available on-site to avoid any congestion in the area. It would be difficult to object to this proposal when taking into consideration the existence of a similar Antique Centre already operating from the site. Feel that it would be prudent to condition an adequately marked parking layout to the satisfaction of the LPA, which must be maintained throughout the operational use of the unit.

Environmental Health – Have no comments to make.

Resident – Requests stringent conditions be placed on this application, to inhibit the use of the fire door to the rear of houses on Harrison Street to only allow the use of it as a fire escape.

LCC Property (owners of Queen Street Mill) – The shared access via Queen Street is congested at times. The County Council express their concern that consent to this application will cause Queen Street (which is a cul-de-sac) to become a danger to the public. Visitors crossing from the County Council car park on the Kings Mill side of the street to the Queen Street Mill Museum will be in conflict at times when cars and coaches are manoeuvring to turn around to exit or park.

Planning and Environmental Considerations:

The proposal involves the change of use of the call centre (B1) in units 4 and 8 to an antiques centre. There is an existing antiques centre which takes up a large part of Kings Mill, (units 1, 2 & 6 are also used in connection with antiques and collectors fairs) unit 7 is an autism resource centre.



Layout of Units

The main consideration is the impact on the surrounding residential area in terms of traffic/disturbance.

The proposed opening hours are 9am to 6pm Mondays to Saturdays and 9am to 4pm on Sundays.



back street rear of Harrison Street

elevation fronting Queen Street

The proposal would not adversely affect the vitality and viability of the town centre. This type of use i.e. bulky goods - is not normally located within a town centre and it would not compete with traders in the town centre.

Policies EW4 & EW9 both support the expansion of existing or small businesses providing there is no adverse impact on residential amenity or highway safety. EW4 also requires adequate access by a choice of transport modes.

The site is easily accessible and is close to a bus route.

Any impact on the surrounding area is likely to be related to servicing and customer traffic generated by the use.

The applicant has stated that the proposed use of units 4 and 8, as an antiques centre is likely to be an extension of the existing antiques business at Kings Mill. The units will be used for the storage and repair of antiques and the display of antiques for sale.

Parking issues – The existing car park has 55 car spaces and is available for use by units in Kings Mill on a shared basis. The applicant has stated that there are 20 car parking spaces, 4 disability spaces, 4 motorcycle spaces and 8 cycle spaces available for the proposed antiques centre. 12 full time members of staff are proposed so there would still be an adequate number of spaces remaining for visitors to the antiques centre even if each member of staff were to arrive by car. The applicants have stated that parking requirements for the proposed use would be far lower than for the current use as a call centre. Although only 8 employees currently work there, there has at times been in excess of 100 employees.

The Highway Authority feel that adequate parking space is available on-site to avoid traffic congestion in the area. They have suggested that a condition be attached if approved to say that an adequately marked parking layout is carried out and maintained; however the car park is already marked out and this condition is therefore unnecessary, the applicants say that the car park is used on a shared basis with no spaces attached to a particular unit.

A condition can be attached restricting the use of the fire exit door at the rear of houses on Harrison Street for emergency use only.

The use of the units as an antiques centre will support the continued use of the converted mill.

The proposals are considered to be acceptable and in accordance with the Local Plan policies listed above.

Recommendation: That planning permission be granted subject to the following conditions

1. The development must be begun within three years of the date of this decision.
2. The entrance off the back street between King's Mill and Harrison Street, shall not be used as access to and from the Unit, except in an emergency.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of residential amenity, having regard to Policy H12 of the Burnley Local Plan Second Review, to prevent a source of nuisance and disturbance for residents of Harrison Street and in the interests of highway safety.

LAB
29/5/08