

22 February 2024

Burnley Borough Council
Council Offices
Town Hall
Manchester Road
Burnley
BB11 9SA

Our Ref: PHIL100
Ref: PP-12744949

Dear Sir/Madam

**CHANGE OF USE OF GROUND FLOOR PUBLIC HOUSE (SUI GENERIS) TO FURNITURE WORKSHOP.
ACCRINGTON ROAD, BURNLEY, LANCASHIRE, BB11 4AU**

I am pleased to inform you that an application has been submitted via the Planning Portal (PP-12744949) for the change of use of a public house (sui generis) to a furniture workshop at Accrington Road, Burnley, Lancashire, BB11 4AU on behalf of our client. The fee of £642 has been paid directly to the Council by our client.

The following documents have been submitted as part of this application

- 1:1250 Location Plan
- Covering Letter
- Existing Floor Plan
- Proposed Floor Plan
- Existing Elevations
- Proposed Elevations
- Marketing Statement/Exercise

Site and Surroundings

The Angel Inn is a public house which shares a frontage with both Accrington Road and Burnham Gate Road. The terraced property sits at the meeting of these two roads on a small roundabout, which is near three other key gateway areas for Burnley.

Adjacent to this property are multiple residential properties with terraced properties to the north sharing a frontage with Accrington Road. To the east are terraced properties. The property also comprises an outdoor seating area, screened by timber fencing, which comprises part of the frontage along Accrington Road this is accessed through the rear of the property from Tennyson Street.

Above the public house is a residential flat which will be occupied by the applicant.

Relevant Planning History

Upon inspection of Burnley Council's online planning history database, there are no relevant planning applications available for this site.

Proposed Development

The proposed development comprises the change of use of a public house to an antique furniture repair workshop, which comprises the storage of materials on-site and the various processes involved in mending and restoring furniture. All processes involved with the furniture repair are to be done with hand tools and small machines. No large or industrial machines will be used and the workshop will be solely operated by the applicant

The existing "Angel Inn" signage hangs above the ground floor windows and hangs from the prominent wall at the corner of the site. Once removed, the stonework behind will be made good and repaired to the quality of the surrounding stonework.

In terms of the yard to the rear of the Angel Inn, there is an existing external seating area which is proposed to be removed. Antique furniture will be taken via this area into the building. The existing timber fence is to be retained. The existing stone yard walls in this area are also to be retained. Pedestrian access to the former bar garden is via a fence panel which is lifted out. It is proposed to retain this arrangement due to the infrequent nature of bringing furniture in and out of the premises. The scale of the operation is very low key with the workshop operated by the applicant.

Marketing Exercise Statement

The Angel Inn dates back to the 1800s and is known, in part, for its association with football fans of Burnley Football Club. The pub closed in April 2023 and it has been marketed for sale by the estate agent, Sydney Phillips, since August 2023.

Sydney Phillips is a reputable and experienced property agent who operates on a national basis specialising largely in food and drink businesses/ properties. They have prior experience working within the North West of England especially surrounding the Burnley, Blackburn and Preston areas.

We understand that the building was first offered with a guide price of £150,000 and under the course of the marketing period this was reduced with a sale price agreed at £110,000. The sale of the

building included the external areas, as well as an owners flat on the first floor. The guide price for the property is viewed as being highly reasonable and not overpriced based on the valuation of other similar properties within the area.

The marketing material for this property includes the following:

A full-colour brochure is available to download from the agent's website. This included location and servicing of the building with photographs of the internal areas. It also details the external areas of the building including trade areas whilst providing details of capacity numbers as a public house. The marketing brochure is contained within this planning application.

Additionally, a news article was published by Burnley Express that details that the Angel Inn was for sale, the article contained details of the property and the guide price.

The Sydney Phillips website contains the details of the building also, along with the brochure. Full details of the property can be found here, the property has been advertised in multiple areas on their website through their 'similar business' feed and their 'showcase businesses for sale' feed.

The marketing for this building has taken place over a continuous period in various forms. It has been demonstrated that there is no interest in operating this building as a public house. It is considered that this is due to the declining public house market and the cost that it would require to renovate the dated interior suitable for a successful modern business to operate.

Planning Policy and guidance

Development Plan

The development plan comprises the Burnley Local Plan (2012-2023). Notably, the site is located within the Principal Town of Burnley as shown on the Council's planning proposal map according to the Settlement Hierarchy. The role and function of which is to be the principal service centre for the borough and to include employment uses, with a variety of smaller sites to deliver a comprehensive range of units for new and existing businesses.

The following policies are relevant to this proposal:

Burnley's Local Plan

SP1: Achieving Sustainable Development: This policy states that Burnley Borough Council will take a positive approach that reflects the presumption in favour of sustainable development set out in the NPPF. It also reiterates that planning applications that accord with the policies in the local plan, will be approved without delay unless materials considerations indicate otherwise.

SP4: Development Strategy: Development will be focused on Burnley and Padiham, Burnley itself is a Tier 1 Principal Town. The type of development scale with regards to employment includes large scale, medium scale and a variety of smaller sites aimed to deliver a comprehensive range of units for new and existing businesses and employment opportunities for residents.

SP5: Development Quality and Sustainability: The Council aims to seek a high level of design, construction and sustainability in all types of development proposals and will be expected to address the following points as a minimum requirement this includes matters of energy efficiency, design and layout, key gateways, appropriate use of materials accessibility and security.

EMP3: Supporting Employment Development: This policy aims to support employment through the establishment of new business premises within the development boundaries will be supported where they comply with other relevant policies in the Plan and where they do not negatively impact the surrounding uses or residential amenities.

IC3: Car Parking Standards: Adequate car parking should be provided for developments appropriate to their nature and scale. When applying parking standards the Council will consider the merits of the proposals this includes the availability of existing public parking provision or on-street parking nearby, for commercial and other developments, car parking provision should be adequate to serve the needs of the development.

IC5: Protection and Provision of Social and Community Infrastructure: The Council will, where possible, safeguard existing social and community infrastructure and subject to a continued need or a likely future need or demand for the facility in question: and require alternative comparable or improved provision where a development scheme would result in the loss of important social and community infrastructure. Additionally, it would require the provision of new social and community infrastructure where development would increase demand for it beyond its current capacity or generate a newly arising need.

Principle of Development

Local Plan Policy SP1 as set out by the Council states that there should be a presumption in favour of

sustainable development. It makes clear that development proposals which are sustainable in nature will be approved without delay, providing that the application complies with national and local policy.

The application site itself is located within the development boundary of Burnley as defined by Policy SP4. Policy SP4 states clearly that Burnley Council will support the re-use of buildings which are within the development boundary of any major settlements as long as they are fully compliant with the other relevant policies within the adopted Local Plan. The proposed development re-uses an otherwise vacant building and brings it into productive use. The site itself is within 300m of a key gateway and is positioned within a sustainable location with easy transportation links to the wider area.

Policy EMP3 aims to support the expansion and growth of new and existing business premises within the development boundary of Burnley provided that they do not have an unacceptable impact on the residential amenities of surrounding neighbouring properties. It can be confirmed that the change of use to a workshop will not have a detrimental impact on neighbours' amenities or their overall quality of living. This is largely due to the nature of the operation which is small scale with infrequent deliveries and external activity. The workshop is to be operated solely by the applicant and no large-scale machinery is used in the restoration of the antique furniture due to the craftsmanship involved in the work.

Policy IC5 of the Local Plan refers to the safeguarding of existing social and community infrastructure. This is also supported by the NPPF which defines public houses as falling within the definition of a social and community facility. A Marketing Statement has been provided earlier within this cover letter. This details that the property has been actively marketed as a public house for a 6-month period with no interest from others in continuing the building's current use as a public house. This demonstrates full compliance with Policy IC5 and should therefore be fully supported in regards to this.

It is understood that the public house closed due to a downturn in revenue. It is clear that the pub is no longer viable. The area is well serviced by other public house provisions, with the closest public house being the Moorhouse's Brewery which is approximately 640m from the application site. Additionally, the General Williams Inn is 1.87km away and The Star –Pub & Carvery which is 908m away which both provides viable alternative options for local residents. It is therefore apparent that the site does not serve an ongoing community function and its change of use, raises no conflict with Policy IC5, due to viable alternative public houses being present in the local vicinity.

When taking into consideration the policies laid out in Burnley's Local Plan the principle of

development is deemed to be acceptable subject to other material considerations. This proposal is fully supported by Policy SP1, SP4, EMP3 and is fully compliant with Policy IC5.

Residential Amenity

Policy EMP3 supports the expansion and creation of new business premises in Burnley where they do not have an unacceptable impact on the surrounding area in terms of residential amenities. Policy NE5 states that developments which generate noise that cannot be controlled through the use of conditions will not be permitted. The proposed development will not generate unacceptable levels of noise for the surrounding neighbouring dwellings due to the scale and intricacy of the work involved in antique furniture repair and restoration.

Considering the nature of the surroundings, the nearest residential properties to the site as well as the proposed use of the site in question the proposed development is not considered to result in any significantly adverse impact on the occupiers of any of the adjacent buildings. The proposal would not have an impact on the amenity of the neighbouring properties which is in accordance with Local Plan Policy EMP3 and NE5.

Highway and Parking

Policy IC1 seeks to ensure that any development is safe and provides convenient access for the use of the site. Policy IC1 requires that parking provision is supplied which is suitable to the requirements of the development itself. Due to the use class of the proposed development falling under E(g) it requires 1 space per 30m². Using the floor space of the building this would require an estimated 5 spaces. The amount of car parking facilities provided onsite includes 6 spaces which is more than is needed in practice. Notably the flat and workshop would be operated by the applicant.

It is considered that the provision of car parking space is acceptable in relation to Policy IC1.

Conclusion

The proposal to change the use of the premises to a workshop is supported in principle by the relevant policies of the Burnley Local Plan and at the national planning policy level by the NPPF.

The change of use of a prominent building within the boundary of Burnley adjacent to key gateways would enhance the overall street scene and help to further diversify the local economy in a sustainable location.

In conclusion, the application meets all local and national policy requirements by the policies laid out in Burnley's Local Plan.

If you have any further questions regarding the application, please don't hesitate to contact me

Yours sincerely,

Thomas Schofield

