Planning Policy

18 June 2009 **APPLICATION NO. 09/00441/COU**

James Hicks

DATE RECEIVED :	12 June 2009	Costa Coffee
COMMITTEE DATE :		Houghtonhall Business Park
8 WEEK DATE :	7 August 2009	Porz Avenue

AGENT :

DESCRIPTION : CHANGE OF USE TO A COFFEE SHOP (MIXED A1/A3 USE)

LOCATION : 25 Castle Street Hinckley Leicestershire LE10 1DA

Forward Plans Comments:

COMMENTS SHOULD BE ENTERED VIA CONSULTEE ACCESS https://cx.hinckley-bosworth.gov.uk/ConsulteeAccess/authentication/consultee_login.aspx

Hinckley and Bosworth Local Plan

Retail Policy 2 – Primary Shopping Frontages, Hinckley Town Centre

This policy states that planning permission will only be granted for A3 uses on the primary shopping frontage providing that:

- The proposed development would have no adverse effect, the over concentration of such a use on any continuous frontage, on the overall retail function and character of the town centre
    - As there is only one other A3 unit on the Primary Shopping Frontage, it is not considered that the approval of this application could be deemed an over concentration.
- The proposed development would not have a seriously detrimental effect on the amenities enjoyed by the occupiers of adjoining property by reason of height, mass, design, proximity, noise, litter or smell
    - The additional information supplied with the planning application states that will not be the case.
- The proposal development would not involve the removal of an existing shop type frontage or, in the case of new development, fail to provide a shop type frontage
    - Additional information states that the existing shop front will be retained and enhanced.

Shopping and Shop Fronts Supplementary Planning Guidance

Part 2 paragraphs 2.1 - 2.4

- This section of the document states that the Council would resist any application for a change of use to a non-A1 use within Hinckley Town Centre's Primary Shopping Frontage if it would result in more than 12% of frontages within the primary shopping area being within non A1 (shop) uses. The reason for this is to protect the vitality and viability of the primary shopping area.
- The latest count (March 2009) shows that currently, 12.05% of frontages in the primary shopping area were in non A1 uses.

It is clear from the supporting information supplied by the applicants that the Costa store would be a split A1/A3 use, meaning that the use class would only be partially changed. It is

considered that, although it is not fully supported by the guidance in the Shopping and Shop Fronts SPG, as there is only one other A3 use within the primary shopping area the approval of this application would not jeopardise the vitality of Hinckley town centre and may actually bring additional footfall into the centre.

It is therefore considered that there are no fundamental policy objections to the approval of this application.

Signature..... Date.....

Your comments would be appreciated by **2 July 2009**.

The application forms and details are available either online, from the Planning officer dealing with this application.

Comments implemented

Yes ☐ No ☐