

Committee Update Sheet – 10th February 2022

ITEM 7 – 07/2021/01162/VAR Unit 7, The Captiol Centre, Walton-le-Dale

Following discussion with the applicant's agent it has been agreed that recommended condition 1 should be amended as follows:

1. *That, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 paragraph 3(1) or any provision equivalent to this in any statutory instrument revoking and re-enacting this Order the use of the unit that is the subject of this application shall be restricted to non-food retail with the exception of a 980m² area. ~~The location of this area is to be agreed in writing by the Local Planning Authority prior to the first trading of the extended unit and must not be amended without the prior written authority of the Local Planning Authority.~~ The food retail area shall not be increased in size beyond 980m².*

REASON: To allow the Local Planning Authority to retain an appropriate level of control over the use of the unit in the interests of the sound planning of the area and to comply with Policy B5 of the South Ribble Local Plan

The reason for the proposed change is that for operational reasons it would be difficult for the prospective occupier to define this area prior to first trading and that any change to the store layout would need to go through a formal process. The amending of the wording of this condition does not water down the purpose of the condition, which is to restrict the trading floor area of food retail items.