CASE OFFICER'S REPORT

Application Reference:	PL/2023/06631
Application Type:	Full planning permission
Consultation ends:	05 September 2023
Case officer:	Russell Brown
Site Address:	11 St Georges Works, Silver Street, Trowbridge, Wilts, BA14 8AA
Proposal:	Proposed change of use of hairdressers shop to mixed/sui generis use (Gin shop - tasting and selling)
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy Policies CP1, CP2, CP29, CP57, CP58, CP60, CP61
National Planning Policy Framework

CONSULTATION RESPONSES

Town Council – No objection

Highways – No objection

REPRESENTATIONS

No letters have been received from members of the public.

ASSESSMENT

The building forms part of the St Georges Works development in the centre of Trowbridge, in the commercial area of the town.

The site is within the Conservation Area.

This part of the building is currently a hairdressers and the proposal is to change its use to a sui generis unit for use as a gin shop (tasting and selling).

The proposed change of use would not include any external alterations, and therefore the character of the Conservation Area would be preserved.

The internal alterations are minor to facilitate the change of use. In any case the internal works do not constitute development.

The change to a gin shop would retain the essential commercial function of the unit, within the town centre. This would contribute to the vibrancy and vitality of the town centre and is therefore considered to be acceptable.

The highways team have confirmed no objections.

There are residential units close to the shop and with regard to the neighbouring amenity of the area it is considered appropriate to restrict the hours of operation to between 7am and 9pm. This has been agreed with the agent for the application as being a reasonable restriction.

The operators would run the unit as a shop for the most part, but would do occasional gin tasting evenings – they currently have a similar shop in Frome working this way.

Due to the neighbouring residents it was agreed that a 7am – 9pm hours of operation is reasonable and gives the applicants scope for their late afternoon/early evening tasting workshops to take place within the unit and without causing harm to neighbouring amenity.

CONCLUSION

For the above reasons the scheme would result in no harm to the above identified issues.

RECOMMENDATION
Approve

Conditions: (3)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Forms, Drawing Nos. FDS/23/01, FDS/23/02, FDS/23/03, FDS/23/04 received on 4th August 3023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The use hereby permitted shall only take place between the hours of 07:00 and 21:00.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.