

From: Alison Whalley <[REDACTED]>
Sent: 09 February 2026 17:14
To: Wise, Isobella <[REDACTED]>
Cc: [REDACTED]
Subject: 2 Market Place - MA PD - PL/2026/00068

Dear Bella,

I hope you are well. I write in relation to the above referenced application as the consultation deadline was 4th February. I note that there are no objections from conservation or highways, although I would add confirmation that the bike store drawn on the plan can accommodate 6no. bikes.

The town council has raised concerns, and I take this opportunity to respond to the points raised. As you will be aware, the scope of assessment under Schedule 2, Part 3, Class MA of the GPDO is limited to the matters set out at paragraph MA.2. The Town Council's concerns (loss of a double-height space, the perceived impact on the future attractiveness of the ground floor commercial unit, and wider heritage or design issues) do not fall within those matters and therefore carry no material weight in the determination of this prior approval application. This is particularly the case given that there is no change of use proposed to the ground floor and no objection from the Council's Conservation Officer.

The suggestion that prior approval cannot be granted because the first floor has been recently inserted does not carry weight. Class MA relates to the change of use of a qualifying building that has been lawfully in Class E use for the requisite period, rather than floorspace. The GPDO does not require the internal configuration of the building to have remained unchanged, provided that the cumulative floorspace subject to Class MA does not exceed 1,500 sq. m, which is clearly the case here.

In light of the above, I would be grateful if you could confirm that you are satisfied the application meets the requirements of Class MA and that prior approval will be granted within the statutory determination period e.g. by 17th February.

Kind regards,

Alison

Alison Whalley BA (Hons) DipTP MRTPI
Director

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