

DECISION DATE 17 October 2007	APPLICATION NO. 07/00976/CU A8	PLANNING COMMITTEE: 8 October 2007
DEVELOPMENT PROPOSED CHANGE OF USE FROM GROUND FLOOR AMUSEMENT ARCADE TO AN INDOOR MARKET		SITE ADDRESS THE ALHAMBRA BUILDINGS 52 - 54 MARINE ROAD WEST MORECAMBE LANCASHIRE LA4 4EU
APPLICANT: Adult Gaming Centre Ltd The Alhambra Buildings 52 - 54 Marine Road West Morecambe Lancashire LA4 4EU		AGENT: Land Logic Ltd

REASON FOR DELAY

N/A

PARISH NOTIFICATION

None to date any comments will be reported directly to committee

LAND USE ALLOCATION/DEPARTURE

Lancaster District Local Plan- No specific allocation but lies alongside the West End Local Shopping Centre.

STATUTORY CONSULTATIONS

County Highways- no objections in principle but raises concern over the indication that the forecourt of the premises could be used for car parking as this would create a potential highway hazard with vehicle manoeuvring onto Marine Road and the adjacent traffic control junction. Suggests the location of bollards within the forecourt to prevent parking.

Environment Agency- Views awaited

OTHER OBSERVATIONS RECEIVED

Conservation Officer- no objections to the proposal

Letter of support received from **Strategic Housing Services** (Winning back Morecambe's West End initiative). Considers that the proposal fits in well with the vision for the area and will add to the program of improvements both ongoing and proposed for the immediate area.

REPORT

Site and its Surroundings

The application site fronts Marine Road West and lies at the junction of Marine Road West with Regent Road and Lancashire Street. The site comprises a large multi storey building originally designed and built as a theatre. The application site comprises the internal ground floor until recently used as an amusement arcade. The external perimeter of the ground floor has a series of small lock-up retail units fronting the respective streets.

The site runs alongside the West End Local Centre with retailing on the Regent Road frontage and Yorkshire Street. Access to the site can be gained via Marine Road, Regent Road and Yorkshire Street East. It is anticipated that only the Marine Road frontage will be accessible to members of the public with the side entrances being available as a means of escape and only the Yorkshire Street entrance used for servicing. The frontage to the site includes part of a larger concreted forecourt area but not the area immediately in front of the entrance to the Carlton Rooms or the retail unit to the southern end of the building.

The proposal

The current application seeks to change the use of the amusement arcade into a retail indoor market. The market is to comprise a number of stalls which are leased to individual stall holders but managed by the applicants. It is anticipated that the stall holders will not be present on a daily basis and all sales are undertaken at a central location. This system of operation closely reflects the system operating at Lancaster Leisure Park as GB Antiques. Further afield the applicant cited Bygone Times near Chorley as a similar style of operation. However, it is understood in the case before members, that an entrance fee is not proposed to be charged.

Planning History

The site has a limited planning history all relating to the installation of advertisements on the building.

Comments

The application does not propose to undertake any external alterations, the main entrance to the building being glazed doors covered by a roller shutter. As indicated earlier in the report, the applicant has indicated that the forecourt area could be available for the parking of vehicles. However, this approach has raised concerns with the County Highways as a source of conflict between pedestrian and other road users. In addition it is considered that the prevention of vehicle parking on the forecourt area will enhance the appearance on the site frontage.

Following discussions, the applicant has agreed to restrict vehicle parking within the forecourt area under his control but points out that the area of forecourt fronting Regent Road and Lancashire Street is not within his control and will still be liable to be the subject of parking.

It is considered that the development is one which should be encouraged. The proposal will help to strengthen the local centre retailing and provide a trip destination which is likely to attract more than just local shoppers/visitors. Subject to appropriate conditions, the application should be supported.

Conclusion

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

RECOMMENDATIONS

That **PERMISSION BE GRANTED** subject to the following conditions: -

1. Standard 3 Year Time Limit
2. Development to be built in accordance with the approved plans.
3. Any external alterations to the building will require the benefit of a planning consent.
4. Details of design/location of forecourt bollards to be agreed and erected.