BRAMHALL
TOWN PLANNING

PLANNING AND HERITAGE STATEMENT

FULL PLANNING APPLICATION
FOR THE CHANGE OF USE FROM A PRIVATE MEMBERS CLUB TO AN ADULT DAY CARE CENTRE
MOLLY RIGBYS, 15-19 MILL STREET, PADIHAM BB12 8EX

ON BEHALF OF BRIDGE CENTRAL NORTHWEST LTD

MARCH 2026

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1. INTRODUCTION

1.1 This Planning and Heritage Statement is submitted to Burnley Borough Council on behalf of Bridge Central Northwest Ltd (hereafter referred to as the applicant), for the proposed change of use from a private members club (sui generis use class) to a use with Use Class E (f) day centre for the day care of adults and associated external works.

1.2 The applicant is an established local, adult day care provider. The applicant's mission is to provide safe, affordable, high-quality service to adults with learning difficulties, thus supporting the individuals, their families and carers. Providing a home from home environment in which individuals can develop though various activities at their own pace.

The Application

1.3 Pre-application engagement has been undertaken with the Local Planning Authority (LPA), and engagement with immediate neighbours and ward councillors where appropriate.

1.4 Detailed research and investigations have been undertaken by a professional team of consultants on behalf of the applicant. The application comprises the plans and documents listed below. The submission has been informed by pre-application engagement wit the LPA and comments received, it is inline with the Government's National validation requirements to aid the LPA's determination.

1.5 The application submission

- Covering letter
- Application Form
- Design and Access Statement, March 2026
- 26-015 pl01 Location plan
- 26-015 pl02 Existing site block plan
- 26-015 pl03 Existing floor plans
- 26-015 pl04 Existing elevations
- 26-015 pl05_ra Proposed site block plan
- 26-015 pl06 Proposed floor plans
- 26-015 pl07 Proposed elevations

- 26-015 pL08 Existing and Proposed Roof Plans
- Planning and Heritage Statement, March 2026
- Biodiversity Net Gain Statement of Exemption, March 2026
- Transport Note, March 2026
- Fleurets Marketing Details
- Fleurets Marketing Summary
- Trevor Dawson Marketing Material
- Trevor Dawson Marketing Summary
- Trevor Dawson Rightmove Report
- Trevor Dawson Zoopla Ad
- Trevor Dawson Rightmove Ad

1.6 The Proposed Site Plan, prepared by the applicant's architectural team demonstrates how the utilisation of the existing building will deliver an appropriate high-quality environment for the applicant's business and clients. Due considerations as to the approach and acceptability of the internal and external environment are explained within the Design and Access Statement.

1.7 This statement sets out the context for the development, providing background to the proposals including the site and surroundings but principally, the consideration and an assessment against relevant, up to date policy framework including the loss of the private members club, provision of the adult day care centre and any impacts heritage considerations and sets out the support for the proposed development.

1.8 The proposed building will offer

- A high quality and spacious environment for the applicant's clients to enjoy and socially develop.
- Significant investment by the applicant into the built fabric of Padiham.
- Employment opportunities through retention and cross working between centres of staff (up to 4 retained) and 11 new employment opportunities.
- The ability to accommodate and provide day care facilities for up to 35 adults.
- The reuse of a vacant building and contribution to the longevity of the building providing public benefit to the context of the Padiham Conservation Area.

- Addition of new external infrastructure to encourage cycle use, by staff to and from the building.

1.9 The remainder of this statement is as follows

Chapter 2: Site Location and Context – this chapter considers the location and physical characteristics of the site and urban surroundings.

Chapter 3: Description of the Application Proposals – this chapter describes the use, changes for which planning permission is sought and technical consideration.

Chapter 4: Planning Policy Context and Review – this chapter reviews the Development Plan and relevant national policy and considers the scheme's compliance with this policy along with additional material considerations.

Chapter 5: Conclusion – this chapter sets out the overriding case and summary of reasons why planning permission should be granted.

2. SITE LOCATION AND CONTEXT

2.1 This Chapter provides an overview of the Site, its location and physical suitability for the proposed change of use to an adult day care centre.

Context

2.2 The property is located within the urban area and Padiham Town Centre, amongst a mixture of residential, commercial and community facilities. The property is not within the primary retail frontage. The property does not have a national listing applied to the building, but it is located within the Padiham Conservation Area. It is a building of local character as such featured within the Council's Supplementary Planning Document of Locally Listed Buildings, Unscheduled Ancient Monuments and Gardens and Special Historic Interest (update 2023). In addition, there are several Grade II listed buildings within the vicinity of the site.

2.3 A locally Listed Building that whilst it is not included on the statutory list prepared by the Secretary of State, contributes value to the local heritage to such a degree that it merits special consideration within the planning process as a 'Non-designated Heritage Asset.' The property in this instance, also, formerly operated as Padiham Town Hall.

2.4 The building sits in a prominent location at Mill Street close to the junction of Burnley Rd and is set within a characterful terrace that comprises stone-built properties.

The Site

2.5 As a former private members club, which closed in December 2025, the site is a vacant previously developed site.

2.6 The building itself is 2 storeys comprising ground floor and first floor, but which sits on slightly higher ground and its entrance is accessed with a ramp up and behind a low wall with metal railings that provides a small external frontage. Like the terrace of properties, it comprises an exterior of natural stone and benefits from a pitched roof but on the whole comprises architectural features that complement the buildings around. There is no off-street parking within the application site boundary, and the site currently does not provide a secure cycle parking.

2.7 Properties within the immediate area include immediately west, public houses (Kings Arms and Starkie Arms), restaurant (The Cellar), café, shops, vacant shops, food takeaways, a religious worship facility, offices, convenience store, hairdressers and podiatry. To the north, shops, takeaways, barbers, beauty salons. To the west Lidl and Tesco and to the south the Town Hall, shops, public house, restaurants.

2.8 Mill St benefits from on street parking, but along the southern section of the carriageway there is parking restrictions by virtue of double yellow lines.

2.9 There area is well served by car Parks. There are numerous car parks including free car parks within 400m of the site (further details are provided within the Transport Note that accompanies the planning application).

2.10 These mix of uses are typical of a town centre commercial area. The proposed adult day centre use is considered to fit well within the mixed commercial town centre uses.

2.11 The site is located within a highly sustainable area, within walking distance of the day-to-day facilities of the town centre, that the staff or day centre guests may uses. The site also has excellent access to public transport links, with bus stops just 80 west on Burnley Rd and 160m east at North Street, well within the recommended 400m guidance of Manual for Streets. The Transport Note that accompanies the planning application sets out in more detail the accessibility for the site for staff and users of the day centre, which includes the Department for Transports recently published connectivity tool assessment, which gives the location a score overall of 68 (out of 100) categorised as an "above average "connectivity.

2.12 The site is not located within an area at risk of flooding and there are no air quality monitoring zones in the immediate vicinity.

Loss of Molly Rigbys

2.13 The current owner after some 21 years operating Molly Rigbys has retired, and Molly Rigbys closed recently. In order to retire from the business, the owners began forward planning some years ago initially seeking to secure a successor to the business and title of the property and several years later as a result of no interest from the market, seeking to secure a purchaser for the property for an alternative use.

2.14 Evidence is presented within this submission that demonstrates the property has been fully marketed for some 3.5 years. First by Fleurets a national and commercial

agency, originally at a price of £300,000, reduced to £270,000, then £245,000, through Fleurets it was advertised on their website, along with Businesses for Sale and Rightmove. They undertook an electronic mailshot to their database of 12,573 parties, 1,227 visitors download the particulars, 7 parties arranged viewing but no offers were received from parties interested it as a public house and no interest from any community groups.

2.15 In May 2025 the owner engaged a local commercial agency to seek to attract a local interest. Trevor Dawson marketed the property until October 2025 when the applicant agreed terms with the owner. The marketing by Trevor Dawson included a mailing to 1200 parties, only 6 viewing, none were from community groups, the only parties interested in the property were those for conversion to other uses. Trevor Dawon also placed adverts on rightmove and Zoopla and the Rightmove report has been downloaded that confirms the extensive marketing that the details were downloaded by a further 1,513 parties (between August- December alone). Trevor Dawson confirms, that as a result of their marketing and Fleurets there is no interest from the market in the existing use being retained.

Summary

2.16 The site is located within the urban area, in a mixed commercial town centre location and the proposed use is considered entirely suitable to this location. The site is a vacant, previously developed site within the Conservation Area, and the redevelopment for the proposed adult day care will contribute to regeneration of the area. A full marketing exercise of the current use has been undertaken but there is no interest form the market to retain the existing use. The site is in a highly sustainable location with good access to non-car modes of transport offering convenient alternatives to the private car for the 15 full time staff and up to 35-day centre clients.

3. DESCRIPTION OF THE APPLICATION PROPOSALS

3.1 This Chapter of the Statement outlines the key characteristics of the application proposals.

Description of Development

3.2 The application seeks full planning permission. The description is set out below: -

"Change of use from a private members club (sui generis) to the Use Class E, Commercial Business and Service part (f) day centre for the care of adults and associated external works."

Pre-application engagement

3.3 Prior to the submission of this planning application the applicant sought pre-application advice from the Local Planning Authority under reference PRE/2025/0677. It is acknowledged this is advice of an officer option, but that which concludes the principle of the proposed change of use to an adult day care centre is considered acceptable in the town centre location, subject to compliance with the relevant policies of the Burnley Local Plan and the National Planning Policy Framework. The advice states, the proposal would secure the continued active use of a recently vacant, locally listed building within the Padiham Conservation Area, supporting town centre vitality and aligning with the objectives of the Conservation Area Management Plan.

3.4 It goes on to state that based on the information provided, the proposed daytime use is unlikely to give rise to unacceptable impacts on neighbouring amenity when compared to the lawful use of the premises. The site's sustainable town centre location also supports the proposed use in transport terms, although further detail regarding staffing, attendance levels and parking provision will be required to justify compliance with the council's adopted parking standards.

3.5 The applicant also sought to engage with the immediate community prior to submission of the planning application.

3.6 Leaflets to immediate neighbours were posted inviting to meet the applicant on the 19th March, to share the draft proposals for the change of use for Molly Rigbys.

3.7 Approximately 20 neighbours in the immediate area were invited along with the ward councillors, and 3 neighbours attended and one ward councillor. None had any direct objections. Comments raised included consideration of car parking, where are people cared for and supervision levels. The applicant responded to the concerns at the meeting and in particular car matters are addressed as a technical matter in the submission.

Proposed Design

3.8 The application is supported by a Design and Access Statement, which explains in greater detail the rationale for the proposed development and indeed the vision for the development.

3.9 The proposed development is located within a site edge red boundary of 323sq.m. Within the site boundary is one existing building, a front forecourt area, and rear access. There is no existing off-street parking within the application site boundary, and due to limited land available, there is no ability for any off-street parking to be provided.

3.10 The development seeks the change of use of the former private members club to use as a day centre for the care of adults with learning difficulties. The ground and first floor areas in total amount to 377sq.m (GIA) and 446sq.m (GEA). The proposed floor plans demonstrate how the building can accommodate the proposed new use with each, providing for, sitting, dining, retention of the kitchen area, common room, movie room and garden area.

3.11 The external elevations of the building, boundary treatments and front forecourt area shall remain largely the same, save for two aspects. The owner has removed the Molly Rigbys signage from the front elevation and proposes and will erect their own sign and seek consent as appropriate and the applicant proposes to introduce two Sheffield cycle stands, painted black.

3.12 The proposed development will operate Monday to Friday 08:00-17:00 hours as maximum hours with staff and clients arriving between 08:30-09:30 hours and departing between 15:30- 16:30. There shall be up to 15 staff members and up to 35-day clients.

3.13 To confirm this is an adult day centre use only. It is not a use that is characteristically a noise generating use and the minor nature of the planning

application means the applicant concludes there are unlikely to be any negative impacts on the amenity of existing residents locally. Indeed, it is presented, given the current lawful use, operated during the daytime and evening and all weekend, along with music events, there is likely to be a betterment to the local environment in terms of reduced noise and disturbance.

Technical Considerations

Highways and access

3.14 The applicant has submitted a Transport Note that accompanies the planning application. It is acknowledged the site does not include any off street car parking spaces, it is also acknowledged the site is located in a highly sustainable location. The site benefits from an existing use, classified as a sui generis private members club, the use in terms of staff levels and clients frequenting the facility is akin to that of a public house and thus, which has operated for many years without off street car parking. The applicant is not aware of any localised impact to the highway that has arisen as a result of the existing lawful use.

3.15 The Transport Note acknowledges there will be trips associated with the proposed new use as with the existing. The applicant will encourage their staff and clients to arrive and depart by foot, bus and cycle. The applicant will provide on the staff notice board details of local bus timetables and encourage car sharing between staff where feasible. The submitted proposed site plan also provides Sheffield cycle stands that could accommodate up to 4 cycles securely. This is considered a positive material consideration of the proposed development.

3.16 It is acknowledged that some staff may travel by car, as such the applicant has investigated immediate on street parking on Mill Street which shows there are numerous free spaces are available. In addition, historic streetview maps also present a similar situation there are always several parking spaces available. The applicant has provided details of the free car parks available locally and such details will also be provided to staff.

3.17 It is acknowledged the type of use is similar to that of a children’s day nursey and thus there will be (in general) two periods of the day that clients will be dropped of and picked up, but this is temporary only.

3.18 It is on this basis, based on the minor nature of the application proposals, the travel plan approach to staff travel, provision of cycle hoops to encourage cycling and engagement with their day clients and their families over use of sustainable modes of transport that it is not expected there will be a signifcant impact of the local highway network and thus the proposed development is considered acceptable in highways terms.

Flood Risk Assessment and Drainage

3.19 The site is located within Flood Zone 1, this is the zone at least risk of flooding and most preferential for future development.

3.20 The site comprises an existing building which is already connected to the surface drainage and foul drainage network.

Ecology/ Biodiversity Net Gain

3.21 The proposed development is not expected to impact any ecological matters, as the existing floorspace of the building shall only be used, there shall be no works to the attic space. There are no onsite landscape features that require consideration and thus the applicant has presented a case under The Biodiversity Gain (exemptions) Regulations 2024 that the proposed development meets the "De minimis exemption" criteria.

Community Infrastructure Levy and Section 106 Agreement

3.22 Burnley Borough Council does not currently operate a Community Infrastructure Levy (CIL), this matter does not need to be considered any further.

Summary

3.23 The application seeks the change of use of the building to an adult day care centre. A comprehensive submission has been provided and there are not expected to be any technical matters that should prevent the approval of the proposed change of use. Indeed, it is presented based on the current lawful use of the building that there is likely to be a betterment to the amenity of the local environment/neighbours, in terms of noise and disturbance.

4. PLANNING POLICY CONTEXT & REVIEW

4.1 Section 38(6) of The Planning and Compulsory Purchase Act (2004) advocates that development control decisions must be undertaken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

4.2 Material considerations can incorporate a range of matters, including physical attributes of the site, benefits arising from the development, other Development Plan policies and supplementary planning documents, the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

The Development Plan

4.3 For the purposes of this application, the Development Plan comprises:

- Burnley Local Plan (adopted July 2018).

4.4 The application site on the Proposals Map is identified within the Padiham Town Centre. The following policies are of most relevance and are considered below.

Burnley Local Plan

- SP1 – Achieving Sustainable Development
- SP4 – Development Strategy
- SP5 – Development Quality and Sustainability
- HE1 – Identifying and Protecting Burnley's Historic Environment (considered within the Heritage Assessment)
- HE2 – Designated Heritage Assets: Conservation Areas (considered within the Heritage Assessment)
- HE3 – Non-Designated Heritage Assets (considered within the Heritage Assessment)
- IC1 – Sustainable Travel
- IC2 – Managing Transport and Travel Impacts
- IC3 – Car Parking Standards and Appendix 9 – Car Parking Standards
- TC2 – Development within Burnley and Padiham Town Centres

4.5 In addition, of relevance to the consideration of the application are the following which are considered below within the context of the Heritage Assessment:

- Padiham Conservation Area: Conservation Area Management Plan (June 2017) and
- Padiham Conservation Area Appraisal.

4.6 Policy SP1 – Achieving Sustainable Development advocates the council will take a positive approach to sustainable development and the presumption in favour of sustainable development. Through the reuse of the building in the urban area and town centre that is highly sustainable by nodes of transport other than the car, the application **accords** with the aspirations of policy SP1.

4.7 Policy SP4 – Development Strategy sets out that development will be focused on Burnley and Padiham. Padiham is a key service centre and public transport hub for the surrounding villages ad rural areas and home to a significant proportion of the borough's population. In addition, it states new development will be supported within the development Boundaries as defined on the Proposals map. The application is **inline** with the aspirations of policy SP4 through the promotion of a community service sue within the town centre.

4.8 Policy SP5 – Development Quality and Sustainability, as an existing building, it is more difficult to implement changes, however the applicant is encouraging sustainable measures through provision of Sheffield cycle hoops to encourage staff and clients to cycle. Part (g) advises that development should not lead to an unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including by way of noise, overlooking, loss of privacy, noise or disturbance.

4.9 The site is located within the town centre and surrounded by a variety of commercial uses. The sites lawful uses is a private members club that operated day and night, were there would have been some aspects of disturbance with patrons coming and going. The proposed use is a daytime use and not a typical noise generating use and thus it is considered there is likely to be a betterment to the amenity of the local area because of this. The application **complies** with the relevant aspects of policy SP5.

4.10 Policy IC1 – Sustainable Travel seeks to promote as expected sustainable travel. The application's location in the town centre enables the promotion of cycling, walking and bus services. The application is considered to **comply** with policy IC1.

4.11 Policy IC2 – Managing Transport and Travel Impacts, the application is a minor application and the use not l prescribed by Appendix 8 to warrant a Transport Assessment. The applicant acknowledges the importance of a Travel Plan and is happy to discuss the scope of a Travel Plan with the highways authority to support its staff to make appropriate sustainable travel decisions. The application is considered to comply with policy IC2. The application **complies** with policy IC2.

4.12 Policy IC3 – Car Parking Standards and Appendix 9 – Car Parking Standards, there are no specific car parking standards relevant to an adult day care centre, the closest use referred to in Appendix 9 is that of a creche/ day nursery which seeks 1.5 spaces per 2 staff plus drop off zone (in or outside of curtilage), of 1 space per 10 children, it does not request any cycle parking.

4.13 If the same is applied to the proposed development this would seek 10 car parking spaces for the 15 staff and 3.5 drop off spaces. It is presented to the Local Planning authority that appendix 9 is some 8 years old and by setting these as minimum standards it is not in alignment with the aspirations of the National Planning Policy Framework paragraphs 112 and 113 which are a material considerations. This is a significant material consideration in the determination of this planning application. Instead, the applicant has set out due consideration of on street parking availability, public car parks available in the town centre within 400m walking distance of the application site, bus services within 400m of the application site and to encourage cycling is proposing Sheffield hoops that are easily accessible at the front of the building. In addition, the application provides support to introducing a Travel Plan for their staff. Therefore, the LPA are encouraged to apply the approach set out in policy IC3 that dictates "adequate car parking should be provided as appropriate to their nature and scale".

4.14 Policy TC2 – Development within Burnley and Padiham Town Centres principally supports development of main town centre uses within the defined town centre boundary. The application site is located within Padiham Town Centre and as set out is located within a highly sustainable location. The proposed use does not

feature in the NPPF's description of what a town centre use is, but it holds all the characteristics of such a town centre use as it is a Use Class E Commercial, Business and Service use as an adult day care centre it is also a supporting social and community use. Thus, it is presented it is a wholly compatible town centre use, which can be easily accessed using sustainable modes of transport as it will draw staff and clients from the local community/ population. The proposed use is deemed an appropriate and suitable replacement use for the former private members club which as per the evince set out in this statement and through supporting marketing evidence demonstrates there is no interest from anyone to take over the building for that use and therefore the adult day care use would continue the active use of the building and to the street scene thus maintaining a commercial/ social / service function. The application **complies** with TC2.

Heritage Assessment

4.15 The Planning (listed Buildings and Conservation Areas) Act 1990 confirms there is a duty placed on the Local Planning Authority to have special regard to the desirability of preserving listed buildings and Conservations Areas, their setting and any features of special architectural or historic interest. In the context of Section 66 and 72 of the Act, the objective of preservation is to not cause harm.

4.16 In addition, the current policy system identifies, through the Development Plan and the National Planning Policy Framework, that applications should consider the potential impact of development on heritage assets. This includes both nationally listed heritage assets, which possess a statutory designation (for example listed buildings, Conservation Areas and registered parks and gardens), as well as undesignated heritage assets (locally listed buildings).

4.17 This statement has been prepared along the lines of the guidance set out in the British Standard- Guide to the Conservation of Historic Buildings and considers the policies set out in the NPPF, in respect of information requirements, paragraph 207 sets out that:

> *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a*

minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

4.18 Protecting the historic environment and enhancing heritage assets is an important component of national planning policy and one which too contributes to sustainable development. The appropriate conservation of heritage assets forms a core planning principle that underpin the planning system.

4.19 The NPPF also sets out at paragraph 215 that, "where a development proposal will lead to less than substantial harm to the significance of designated heritage assets, this harm should be weighed against the public benefit of the proposal including, where appropriate, securing minimum optimum viable use."

4.20 The Planning Practice Guidance (PPG) note advocates that conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets.

4.21 In addition, there is relevant guidance on the implementation and interpretation of the historic environment policy which is provided by Historic England publications: Historic Environment Good Practice in Planning Note 1 and Managing Significance in Decision-taking in the Historic Environment and the Setting of Heritage Assets.

4.22 The setting of a historic asset is often referred to as the surroundings in which a heritage asset is experienced. Its extent is not necessarily fixed and may change as the asset, and its surroundings evolve. Setting is also described as being a separate term to curtilage, character and context.

Listing Description

4.23 The building is considered to be of local heritage significance and has therefore been included as a locally listed building as designated by Burnley Borough Council.

4.24 A locally listed building is a building, or a structure or type of feature, which whilst not necessarily considered to be of national interest to be listed by the Secretary of State, has been identified by a local authority for the contribution it makes to a local

heritage due to its architectural, historic or archaeological significance. With regards to locally listed buildings, Historic England states:

> "*Whilst local listings provide no additional planning controls, the fact that a building or a site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application.*
>
> *In deciding any relevant planning permission that affects a locally listed heritage asset or its setting, the NPPF requires amongst other things that the local planning authorities should take into account the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation. They are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic viability."*

4.25 Locally the Burnley Local Plan policies HE1 – Identifying and Protecting Burnley's Historic Environment, HE2 – Designated Heritage Assets: Conservation Areas and HE3 – Non-Designated Heritage Assets are most relevant.

4.26 Policy HE1 concurs with national policy to set a strong presumption in favour of manging and protecting heritage assets and their important contribution to (of relevance here) the historic town centres.

4.27 As expected, policy HE2 seeks to conserve and protect designated heritage assets this includes listed buildings and Conservation Areas, along with preserving the "sense of place". In order to avoid harm to the significance of a designated heritage asset, harm will be weighed against the public benefit of the proposal including securing its optimum viable use. Thus, in order to avoid harm proposals for works of alterations and extensions to a listed building or within a conservation area are expected to conserve, use traditional materials, respect existing hard and soft landscaping, maintain aspects of the setting and respect the character of the existing.

4.28 Policy HE3 goes on to set out a presumption to retain no designated assets and level of significance shall be considered.

4.29 In Section 6.2 of the Padiham Conservation Area Management Plan also identifies building vacancy as a contributing factor to the Conservation Area's "at Risk" status and emphasises the importance of securing appropriate and viable uses for historic buildings. It goes on to state that occupancy and active use contribute positively to footfall, along with to independent businesses activity and general vitality within key parts of the Conservation Area.

4.30 Within the Conservation Area there are numerous long-term vacant buildings these policies and the Conservation Area Management Plan is directed towards. The applicant anticipates the Local Planning Authority would not want another. The proposed early reoccupation of the building would bring a recently vacant locally listed building back into active use which is able to wholly comply with the policy aspirations of HE1, HE2 and HE3 and thus providing public benefit by, providing a supportive service to the community and helping to sustain the character of Padiham Town Centre and the Conservation area

Heritage Summary

4.31 The sections above consider the relevant Development Plan heritage policies, the NPPF policies and Historic England guidance. Overall limited harm arises as a result of this change of use and the introduction at the front forecourt of the building of black painted Sheffield cycle hoops but it is deemed that such harm could only be minor and as such then paragraph 215 of the NPPF applies and the LPA are asked to weigh the public benefits of the proposal against any such perceived harm. The public benefits include the commercial/ social/service use itself and the reuse of a vacant building within the Conservation Area, thus contributing to its longevity.

4.32 As advocated by the PPG, the LPA are encouraged to acknowledge that the extent of the surrounds of heritage assets are not fixed and may change, indeed the public benefits for this charge at the application site are justified. Justification for the proposed development on heritage grounds is provided and considered acceptable.

National Planning Policy Framework

4.33 Whist the above has considered the Development Plan compliant approach to the planning application. The NPPF is also worthy of consideration.

4.34 The updated National Planning Policy Framework (NPPF) (2024) is an important material consideration in the determination of a planning application. Relevant sections to the application proposals of the guidance are considered here.

4.35 Paragraph 8 sets out there are three overarching objectives the Government consider will enable the achievement of sustainable development, these are interdependent and need to be mutually supportive of each other, these are:

a) *"An economic objective- to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) A social objective- to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

C) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy."(NPPF, para 8)

4.36 Sustainability is therefore not just one factor but a combination of many. Taken together the three dimensions of sustainable development as set out in the NPPF can contribute towards positive growth for this and future generations. The applicant considers the site, and proposals are highly sustainable set against the three dimensions in the following ways:

4.37 **An Economic Objective:** there are significant benefits associated with the development proposals. In the first instance the development for the adult day care centre will retain 4 existing roles and will deliver a further 11 full time roles.

4.38 In addition, these 15 staff and 35 clients when out on day trips to Padiham Town Centre will provide additional passing trade to the businesses in the town centre. When families drop off at the adult day care centre, they could invariably undertake

linked shopping trips to the town centre supporting existing and future shops and services further.

4.39 The applicant considers the proposal will result in a number of positive economic impacts in line with this aspiration, to the benefit of the local area.

4.40 **A Social Objective**: the application promotes the delivery of a use that wholly supports the health and wellbeing of the local population.

4.41 Compliance with this objective is wholly achieved and the Applicant considers this must carry substantial weight.

4.42 **An Environmental Objective:** there is the opportunity here to deliver a highly sustainable development, in the heart of the urban area, with excellent location advantages, as a result and as demonstrated in the Transport Note. The application reuses a previously development site.

4.43 The NPPF also supports the delivery and safeguarding of community facilities and services and recognises a need for existing facilities to develop and modernise to reflect changing community requirements.

4.44 The proposed development is promoted in complete compliance of paragraph 8 and the three roles of sustainable development.

4.45 The updated chapter 12 of the NPPF has a clear intention to achieve high quality design. Paragraph 131 identifies and acknowledges the contribution that well designed buildings and places can play in improving the lives of people and communities. Paragraph 135 requires developments to add to the overall quality of the area and are visually attractive and of good architecture, optimise the site potential and create places that are safe, inclusive and accessible which promote health and well-being.

4.46 This submission and the DAS set out the approach to the design presented to the LPA which is in line with the NPPF to provide for a safe, inclusive, accessible and promotes health and wellbeing.

4.47 The NPPF states that sustainability is the thread running through planning. It notes that development should be energy efficient; minimise flooding; minimise water use; make efficient use of land and minimise the need to travel.

4.48 The principal of development advocated by NPPF improving health, social and cultural wellbeing is identified as one of the core planning principles within the NPPF, and chapter 8 highlights the role that the planning system has to play in creating 'healthy, inclusive communities.'

4.49 The application is promoted in full compliance with this aspiration by delivering such social/community facilities directly to the community.

Summary

4.50 This Statement has considered the Development Plan polices relevant to the Site. The strategic and detailed design policies that remain relevant to the development. It has also considered the neighbouring heritage aspects of relevance through a heritage assessment against legislation, policy and guidance and has demonstrated the significant public benefit that will arise as a result of the development.

4.51 The application is compliant with the aspirations of the Development Plan save for the car parking policy, to which it is out of date with the NPPF in any event, the existing position and highly sustainable location are considered material considerations upon which the application should be determined against.

5. CONCLUSION

5.1 The application seeks the change of use of the former members club to an adult day care centre.

5.2 This statement provides an overview of the proposed development and an assessment of the context of the development, fundamental requirements and objectives and the proposals' opportunity to conform with the key aspects of the Development Plan and national planning policy.

5.3 The site is located in a highly sustainable location and provides for public benefits to the Conservation Area.

Vision

5.4 The opportunity to regenerate existing build fabric of Padiham, and deliver a commercial/ social/ service / care and support use for the community.

Delivery

5.5 The applicant has an agreement to purchase the site; there are no known factors or constrains to the delivery following the grant of planning permission.

Accordance with the Development Plan

5.6 It is acknowledged though that with regards to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which dictates that development must be brought forward in line with the Development Plan unless material considerations indicate otherwise; that this application is considered broadly compliant with the Development Plan except for compliance with the car parking standards 9whcih are considered out of date with NPPF in any event) but that and there are positive material considerations presented to compensate for noncompliance, including reoccupation of a vacant buildings, additional local employment, additional footfall to local businesses and a contribution to the Conservation Area. The proposed use is a suitable commercial/ social/ service use within the town centre. There are no negative material considerations anticipated that that would significantly and demonstrably outweigh the compliance with the Development Plan.

Accordance with the NPPF

5.6 The application proposals strongly accord with the aims of the NPPF specifically it will deliver sustainable development. The NPPF sets out the Government's objective which is to deliver development that accords with the Development Plan.

5.7 The NPPF advocates that Local Planning Authorities should approach decisions on a proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

5.8 It is considered that this proposal is a sustainable development, it is previously developed and accessible by non-car modes along, will retain 4 jobs and deliver 11 additional full time employment opportunities. It will provide signifcant social/care support to the community, contributing to the social merits of the area and it will reuse a vacant building in the Conservation Area, it accords with the three roles of the NPPF.

5.9 The Local Planning Authority are invited to approve the planning application accordingly.

BRAMHALL TOWN PLANNING
March 2026

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