

FT/lw

13th May 2019

Richard Stewart
Planning Delivery Team Leader
South Derbyshire District Council
Derby

ALDI DEVELOPMENT, SWARKESTONE ROAD, CHELLASTON, DERBY

Dear Richard,

I refer to our planning application for change of use at Unit A to sui generis sunbed salon.

Prior to submitting the application I spoke with you to see if there were any reasons we might not be granted this use and you informed me there was no reason you could think of. On this basis my architect proceeded with the change of use application on a site with multiple uses not expecting what followed.

The response received on 26th March 2019 which referred to policy RTL1 which said:

“where an existing retail facility (Use Classes A1, A2, A3, A4 and 5) is the subject of a proposal for a change of use, it will require evidence that the current use can be demonstrated to be no longer financially viable and the unit have been marketed for 6 months at a price agreed with the Council following an independent professional valuation”.

Initially we approached the landlord to see if he had the information requested but on closer reading we could see that this policy had no relevance to our situation as this was a new build unit and not an existing retail unit with no previous history of financial viability. Irrespective of this the landlord's agent submitted marketing information in a spirit of co-operation to show that the unit had been extensively marketed.

To avoid the additional expense of a rejection of the application followed by an appeal I decided to withdraw the application to allow further information on why this change of use should be granted.

Indigo Sun is a UK wide sunbed salon chain with 80 branches from Inverness in the North of Scotland to Watford in the South of England. We feel we have redefined the look and feel of what a modern sunbed salon should look like with our modern interiors and new technology sunbeds. To fit out a new sunbed salon requires an investment of £250,000.00 and job prospects for 2 full time and 4 part time staff.



Leeds



Edinburgh

Our salons sit easily with all modern shopping developments as can be seen with the attached images. Modern shopping developments such as Chellaston have seen their tenant lineup change in the last 10 years due to online activity. No longer do we see the likes of banks and betting shops opening up to take units as they have all moved online. It is now filled by food or service related outlets of which we are now a part.

The proposed use will have a positive impact on the character and function of the area by enticing footfall to the area. Furthermore it will help fill the remaining empty unit.



Milton Keynes



Birmingham

It is important to note that the planning permission for sui generis use as a sunbed salon would be restricted to that use solely. Formal planning permission would be required for an alternative sui generis use to open at the unit and the Council would be able to maintain control over the type of uses that could operate from this unit.

I believe local residents will have no objection to this use as there are no fumes or noise to contend with. My choice for this site is dictated by the following:

1. Lack of provision in the area.
2. Ease of parking.
3. Busy arterial route nearby.
4. Large population with 10 minute drive time.
5. High demand for a quality sunbed salon in Derby.

Going forward we have agreed heads of terms for another site in Derby which is also on a new development with Aldi as the anchor. This site is College Retail Park which is at present being reconfigured for commercial reasons. The use class will be requested at the planning stage as we are already on board.

I believe this application would enhance the character and visual amenity of the area and should be positively supported by the Council.

Yours Sincerely,

Frank Taylor
Director