

Application No: 16/0564N

Location: 417, NEWCASTLE ROAD, SHAVINGTON, CW2 5EB

Proposal: Change of use from offices with storage areas(s)/workshop to beauty salon with sun beds and treatment rooms.

Applicant: Mrs Julie Howes

Expiry Date: 31-Mar-2016

**SUMMARY** – The proposal seeks permission for the change of use of an existing building to Beauty Salon.

The proposed development respects the surrounding land use, and should not have an adverse impact upon neighbouring amenity subject to the conditions proposed.

The proposed use of the building is appropriate to for the area and as conditioned should not have any increase impact on Highway safety over and above the existing situation and is therefore considered to be in keeping with Policies BE.1 (Amenity), BE.2 (Design Standards) and BE.3 (Access and Parking) the Borough of Crewe and Nantwich Replacement Local Plan 2011.

As such, the development is recommended for approval.

#### **RECOMMENDATION**

**APPROVE subject to conditions**

#### **REASON FOR REFERRAL**

This scale of application would usually be determined under the Council's delegated powers, however in this instance Councillor Steven Edgar has called the application into Southern Planning Committee for the following reasons.

*'My reasons for requesting the application is reported to the Planning Committee is: This business is already established and operating. I believe it to be a retrospective application A business of this nature will require far more parking than is currently available. Overspill parking will be on the road which is very close to the traffic lights, double yellow lines and very busy roads.'*

#### **SITE PROPOSAL**

The proposal relates to the proposed change of use of No.417 Newcastle Road, Shavington from offices with storage area and workshop to a Beauty Salon with sun beds and treatment room.

No external alterations are proposed, and therefore any external alterations or adverts required may require separate consent.

The application is part retrospective as the Beauty Salon use has commenced in part of the building.

## **DESCRIPTION OF SITE AND CONTEXT**

The application site comprises the former Nantwich Refrigeration Services building on the cross roads of Newcastle Road and Crewe Road, Shavington. Currently there is a Wedding Shop, Alarm Company and the Beauty Salon is currently in part of the building, with the intention of regularising this element and expanding into the Wedding shop.

## **RELEVANT HISTORY**

P01/0285 - Change of Use from Agricultural Supplies Outlet to Workshop for Repair of Refrigeration Equipment with Ancillary Retail Use – Approved with conditions 19<sup>th</sup> June 2001

P00/1006 - Conversion of Commercial Premises to Create Six Dwellings – withdrawn 23<sup>rd</sup> January 2001

7/14906 - COU to agricultural supplies outlet – Approved with conditions 7<sup>th</sup> January 1988

7/14389 - COU alterations and extensions to form car showroom and provide 1st floor flat and office. – approved with conditions 13<sup>th</sup> August 1987

7/13839 - Conversion of garage to 2 no. houses. – Approved with conditions 22<sup>nd</sup> January 1987

7/10995 - Extension for service bay – Approved 7<sup>th</sup> June 1984

## **POLICIES**

The policies from the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP) are:

### **Local Plan Policy**

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

### **Emerging Local Plan Strategy**

MP1 Presumption in favour of sustainable development  
PG1 Overall Development Strategy  
SD1 Sustainable Development in Cheshire East  
SD2 Sustainable Development Principles  
EG1 Economic Prosperity

## **National Planning Policy**

National Planning Policy Framework

## **CONSIDERATIONS (External to Planning)**

**Environmental Protection:** no objections.

**Highways Authority:** No objection is raised.

**VIEWS OF THE PARISH / TOWN COUNCIL–** Parking is a problem in the vicinity of the site and the proposed development will exacerbate this. The objections are, therefore, on the grounds of highway safety and parking.

## **OTHER REPRESENTATIONS**

The occupier of No.1 Stock Lane has objected to the proposal. The main issues raised are;

- Proposal is retrospective
- Parking has been provided but is not being utilised properly and cars park on the pavement on Newcastle Road instead,
- Impact on highway safety
- Impact on pedestrian safety

**APPLICANT'S SUPPORTING INFORMATION –** None received

## **OFFICER APPRAISAL**

### **Principle of Development**

The application site is situated within the Shavington Village settlement boundary. The principal of some types of commercial uses within residential areas is considered acceptable. The site has been in commercial use for m, provided that the proposal will not have a detrimental impact on neighbouring amenity, highway safety or the existing streetscene, and therefore must comply with policies BE.1 (amenity), BE.2 (Design Standards) and BE.3 (Access and Parking) of the Crewe and Nantwich Replacement Local Plan.

### **Design**

There are no design implications arising from the development as all alterations are to be internal within the unit. All signage and any further external details will either be required by condition or a further application.

## **Amenity**

The site is situated within a largely residential area and therefore a commercial use may have some increased impact on neighbouring amenity. However the application site has been in commercial use for many years and therefore it is considered unlikely that the current proposed use will have any increased amenity impact on neighbours than that which already exists. Furthermore, the Environmental Protection department have raised no objections to the current proposal.

However, there is currently a treatment room on the first floor which was previously an office/storage room which overlooks the neighbours at No.1 Crewe Road and it is considered reasonable to require that this window is obscure glazed and none opening unless above 1.7m from the floor level of the room to safeguard the amenity of the neighbour property from over looking.

It is therefore considered that the proposed change of use is acceptable and will not have significantly detrimental impact on neighbouring amenity over and above the existing situation.

## **Highway safety**

The existing building includes parking areas around the building which relate to the building as whole. This proposal will result in little traffic when compared to the existing land use and adequate parking provision for approximately 10 vehicles is provided. There have been no recorded traffic accidents at the site access over the last 5 years. Therefore the Strategic Highways Manager has raised no objections to the proposed change of use.

It is noted that within the objections for the proposal parking provision is raised as a concern and it would appear that the current arrangements are not clear. Therefore it is considered reasonable to condition that a parking layout is implemented on site before the full proposal is carried out.

It is therefore considered that the proposed alterations are suitable and in accordance with Highways Safety as conditioned.

## **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The proposed development respects the surrounding land use, and should not have an adverse impact upon neighbouring amenity subject to the conditions proposed. The proposed use of the building is appropriate for the area and as conditioned should not have any increase impact on Highway safety over and above the existing situation and is therefore considered to be in keeping with Policies BE.1 (Amenity), BE.2 (Design Standards) and BE.3 (Access and Parking) the Borough of Crewe and Nantwich Replacement Local Plan 2011.

## **Conditions**

- 1. Standard Time**
- 2. Approved plans**

- 3. Obscure glazed window at first floor facing No.1 Crewe Road**
- 4. Parking Layout**

