

DELEGATED REPORT

Application No: P/20/0248

Site Address: 166A High Street
Cefn Coed
Merthyr Tydfil
CF48 2PH

Development: Change of use from residential property (C3 use class)
to beauty salon (sui generis)

Case Officer: Marlene Ferreira

Site Visit: 10th November 2020

Application Expiry Date: 11th December 2020

Consultation reply date expired: 11th November 2020

APPLICATION SITE

The application site relates to an end of terrace residential property, 166A High Street, in the area of Cefn Coed. The property is two storey at the front and three storey at the rear, since it is served by a basement area. It also benefits from a side access into the rear of the property. On-site parking is not available, however, on-street parking is provided to the front of the property, along the front highway.

The application site lies within the settlement boundary – Primary Growth Area and within the Cefn Coed Local Centre, as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to change the use of the property from a 2 bedroom dwelling (C3 use class) to a beauty salon (sui generis). Only internal alterations are proposed in association with this change of use.

The ground floor of the property would be converted from a lounge/dining kitchen area to a reception/waiting room and a treatment room with wash facilities. At first floor, the two bedrooms would be altered into two treatment rooms and the bathroom area would unaltered. At basement level, the sitting area and utility room would be converted into a staff room and a mini-kitchen.

The beauty salon is proposed to operate with 4 members of staff (2 full time and 2 part time). It would open from 09:00 until 18:00 on Monday to Friday, from 10:00 until 13:00 on Saturdays and not at all on Sundays or Bank Holiday Mondays.

PLANNING HISTORY

The Council's records do not show any other recent or relevant planning history for this site, which would be relevant to the assessment of this application.

CONSULTATION

Engineering and Traffic Group Leader	No objection.
Planning Policy	No objection.
Environmental Health Officer	No objection.
Welsh Water	No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, nearby occupiers were consulted and a site notice was displayed within the vicinity of the site. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

National Planning Policy

- Planning Policy Wales (edition 10, December 2018)

Paragraph 4.3.1 states that *'...retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. They are highly accessible to different modes of transport and are the most sustainable locations for new development...'*

Paragraph 4.3.30 refers to mixed uses in centres and explains that *'...although retailing (A1) uses should underpin retail and commercial centres, it is only one of the factors which contribute towards their vibrancy....'*

- Technical Advice Notes (TANs)

Technical Advice Note 4: Retail and Commercial Development (November, 2016)

Section 2.3 of TAN 6 refers to the variety of uses in centres and states that *'...a wide range of uses are located in retail and commercial centres including retail, office, residential, leisure, tourism and community functions. These centres are traditionally characterised by having higher densities which increases scope for different uses, including residential, to be accommodated above retail and commercial floorspace. Encouraging people to live and work in existing centres reinforces local demand and provides additional vibrancy during the day and in the evening. This diversity of uses, whilst benefiting the wider economy, will need to be carefully planned and managed to ensure that no conflicts arise, particularly with regards to amenity...'*

Local Planning Policies

- The Merthyr Tydfil Replacement Local Development Plan 2016-2031

Policy SW4: Settlement Boundaries

Policy SW11: Sustainable Design and Place Making

Policy EnW4: Environmental Protection

Policy EcW3: Retail Hierarchy- Supporting Retail Provision

Policy EcW5: Town and Local Centre Retailing Areas

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed change of use, from a residential dwelling to a beauty salon, would be acceptable in this location. The acceptability of the proposal with regards to its impact upon the character and appearance of the property, residential amenity, parking provision and highway safety are also primary considerations.

Principle of Development

The premises lies within the settlement boundary - Primary Growth Area. SW4 states that development in this location is considered acceptable in principle, provided it is compatible with other relevant LDP Policies and material planning considerations.

The premises is located in a part of the street which is mainly occupied by residential properties, nevertheless lies within the local centre boundary and LDP Policies EcW3 and EcW5 are therefore relevant. LDP Policy EcW3 supports proposals for new and enhanced retail and other complementary provision in local centres where they improve the vitality and viability of the centre. LDP Policy EcW5 also supports development that enhances the vitality and viability of the local centre and states that changes of use to non-A1 use classes will only be permitted where it is demonstrated that the existing use is no longer economically viable; it would not result in an over concentration in non-A1 uses that would be detrimental to the vitality, attractiveness and viability of the local centre; it would not result in a dead window frontage, and; it would not have an unacceptable effect on the amenity and viability of neighbouring uses. It is considered that the beauty salon would be a complementary commercial use and as such would comply with LDP Policy EcW3. It is also noted that the proposed development lies in part of the street which is not occupied by other A uses and as such, the proposal would not be considered to have an unacceptable impact on the vitality of neighbouring uses and would therefore comply with LDP Policy EcW5.

Character and Appearance

The proposed change of use would not result in any external alterations to the building. As such, the proposed development would not cause any adverse impact upon the appearance of the premises, nor would it adversely affect the character of the street scene. The proposed development would therefore comply with LDP Policies SW11.

Residential Amenity

The property is located in-between two other residential properties, 166 High Street and 167 High Street. The proposed beauty salon, which would operate from 09:00 until 18:00

Monday to Fridays and from 10:00 until 13:00 on Saturdays only, would cause more noise and disturbance to the neighbouring residential properties either side than the existing residential property, due to the comings and goings of staff and customers throughout the day. However, the level of noise and disturbance during those hours would be considered reasonable and expected within a local centre location. It should also be noted that this proposed use, would not be considered significantly more harmful, in respect of noise and disturbance, than the existing hairdressers located at 164 High Street, which is also located in between two neighbouring residential properties and where staff and customers would also regularly enter and leave. As such, the proposed beauty salon would not have a significant adverse impact upon the amenities of nearby occupiers, particularly within this context, which includes a variety of commercial uses, including a pharmacy, retail shop, and a public house (which is open until later hours), amongst existing residential properties along this main road. The proposal would therefore comply with LDP Policy SW11.

Parking and Highway Safety

The site is not served by any on-site parking provision. However, the application site lies in a sustainable location, being located opposite an existing bus stop and in a local centre location. Thus, the Engineering and Traffic Group Leader has therefore not raised an objection to the proposed development.

CONCLUSION

It is considered that the proposed development is acceptable in this location and would not adversely impact upon the character or appearance of the area, nor would it be deemed significantly detrimental to residential amenity or highway safety. The proposal is therefore considered acceptable and would comply with the relevant policies.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS**:

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Proposed Plans and Elevations, received: 16th October 2020.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

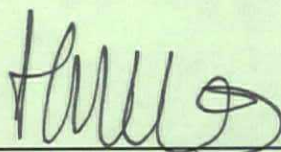
3. The use, hereby permitted, shall not be carried out outside the hours of 09:00 to 18:00 Monday to Friday, 10:00 to 13:00 on Saturdays and not at all on Sundays and Bank Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. No advertisement material apart from that permitted by the Town and Country Planning (Control of Advertisement 1985) shall be placed on the building without the prior written consent of the Local Planning Authority.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

3/12/20