

APPLICATION NO	PA/2008/1373
APPLICANT	Mr S & Mrs D Dell
DEVELOPMENT	Planning permission for change of use to a beauty salon (30 High Street) and change of use of a beauty salon to ancillary residential use (28 High Street), including alterations to both front elevations
LOCATION	28 & 30 High Street, Crowle
PARISH	CROWLE
WARD	Axholme North
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Crowle Town Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Crowle as a medium growth settlement.</p> <p>Policy ST3 (Development Limits) - the site is located within the development boundary of Crowle.</p> <p>Policy H5 provides general design guidance in relation to new residential development.</p> <p>Policy H3 (Previously Used Land) – development of previously used land will be preferred in sequence to the take-up of greenfield sites in the locality.</p> <p>Policy HE2 (Development in Conservation Areas) provides general design guidance for development within a conservation area.</p> <p>Policy HE4 provides design guidance in relation to new shop fronts in conservation areas.</p> <p>Policy S5 (Development in Crowle) promotes the development of additional shopping facilities in Crowle. Proposals for non-shopping uses will be permitted provided they do not detract from the centre's shopping function.</p>

Policy S7 allows edge-of-centre retail and leisure development subject to strict criteria being fulfilled.

Policy DS4 allows changes of uses in residential areas providing that the use will not adversely affect the appearance or character of the residential area or residential amenity.

Policy DS1 provides general design guidance for all new development.

CONSULTATIONS

Highways: No objections.

Environmental Health: There is potential for residents to be disturbed by noise from the site. A condition should be imposed to restrict opening hours.

TOWN COUNCIL

Objection. Loss of commercial premises. Conflicts with conservation area within the local plan.

PUBLICITY

Advertised by site and press notice, and neighbouring properties notified. One email has been received raising the following issues:

- Any alterations to the street elevations of both properties must be in keeping with the historic townscape.
- Where will customers of the enlarged beauty salon be expected to park if they do not arrive on foot?

ASSESSMENT

This application is twofold. The application comprises changing the use of 30 High Street, Crowle from a dwelling to a beauty salon and the change of use of 28 High Street, Crowle from a beauty salon and residential accommodation at ground floor level with residential accommodation on the first floor to a single residential use.

Internal and external alterations are proposed to facilitate the changes of use. These alterations include a new shop front to no. 30 and new windows to no. 28 to replace the existing shop front.

The main issues associated with this case, are whether the proposals are acceptable in planning policy terms, and if so, whether the proposals are acceptable in terms of the impact on the conservation area, on neighbours and on the highway network.

Turning first to the change of use of 28 High Street, Crowle from a beauty salon and residential accommodation on the ground floor with residential accommodation above to a full residential use, the site is located within the development boundary of Crowle. It is outside the main shopping area of Crowle, within a predominantly residential area, and is a brownfield site (previously used land). The change of use to full residential use is acceptable in this location.

The replacement of the existing shop front with new windows in the front elevation will preserve the conservation area. Planning conditions can be imposed to ensure that they are constructed from timber and painted/stained a suitable colour.

There is access to the site from the High Street. The access leads to a parking and turning area and a garage which will provide off-street parking for no. 28. Highways have raised no objection to the proposal and therefore the access and car parking arrangements are considered to be acceptable and accord with policy T2 of the North Lincolnshire Local Plan.

This part of the proposal does therefore accord with policies ST2, ST3, H1, H3, H5, HE2 and T2 of the North Lincolnshire Local Plan.

It is proposed to change the use of 30 High Street, Crowle into a beauty salon (both floors). A beauty salon of this nature with treatment rooms falls within a sui generis use. Ideally, this type of use should be located within the shopping area of Crowle (policy S5). However, the site is close to the shopping area and there are pedestrian links (a pavement) from the shopping area to the site. There will be an opportunity for linked trips to be taken, for example, customers may visit the beauty salon and then carry out shopping within Crowle's shopping area.

The beauty salon is relocating to the next door premises as the owner wishes to expand the business. 28 High Street does not provide the level and type of accommodation that the beauty salon requires. The existing site is located outside the main shopping area and the proposed site is actually closer to the defined shopping area of Crowle. There are other vacant properties with the defined shopping area of Crowle but the local planning authority is satisfied that these properties could not provide the type and level of accommodation required in this instance. The proposal

therefore accords with policy S7 of the North Lincolnshire Local Plan.

The site is located within a predominantly residential area. Policy DS4 allows changes of uses from a residential use to other uses providing the development will not adversely affect the character and appearance of the residential area or residential amenity by virtue of noise, vibration, traffic generation, odours or other adverse environmental conditions. In this case the hours of operation can be controlled by virtue of a planning condition. A beauty salon is not a business that tends to cause noise and disturbance to neighbours as these businesses tend to be run on an appointment basis. The proposal therefore accords with DS4 of the North Lincolnshire Local Plan.

There is access to the site from the High Street. The access leads to a parking and turning area and a garage which will provide some off-street parking for no. 30. There are also public car parks within walking distance of the site where customers could park. In addition, many customers are likely to be from Crowle and could walk or cycle to the site. Highways have raised no objection to the proposal and therefore the access and car parking arrangements are considered to be acceptable and accord with T2 of the North Lincolnshire Local Plan.

In terms of the impact on the conservation area, a new shop front is proposed. Full details of this shop front can be provided under a planning condition to ensure that the details and materials used will be in character with the conservation area. In addition, the first floor window on the front elevation should be changed to a sash window to enhance the conservation area. This can also be dealt with by virtue of a planning condition. The proposal will therefore accord with policies HE2 and HE4.

RECOMMENDATION

Grant permission subject to the following conditions:

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
No development shall take place until samples of the external facing materials to be used have been submitted

to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity and to retain the character and appearance of the conservation area in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan.

3.

Before development commences on site full details of the design, colour and materials to be used for the new shop front to 30 High Street, Crowle shall be submitted for approval in writing to the local planning authority at a scale no greater than 1:50. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity and to retain the character and appearance of the conservation area in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan.

4.

Before the development commences on site, joinery details, including details of the colour of the staining or paintwork, for a new timber sash window located at first floor level on the front elevation of 30 High Street, Crowle to replace the existing window on this elevation shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity and to retain the character and appearance of the conservation area in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan.

5.

Before development commences on site, joinery details, including details of the colour of the staining or paintwork, of the new timber sash windows located on the front elevation of 28 High Street, Crowle shall be submitted to and approved in writing by the local planning authority.

Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity and to retain the character and appearance of the conservation area in accordance with policies DS1 and HE2 of the North Lincolnshire Local Plan.

6.

The beauty salon hereby permitted at 30 High Street, Crowle shall not be used outside the hours of 9am to 6pm Monday to Friday and 9am to 5.30pm on Saturdays, with no working on Sundays or public holidays.

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

The change of uses hereby permitted to 28 and 30 High Street, Crowle shall be carried out simultaneously at all times.

Reason

In order to ensure a satisfactory standard of development in accordance with policies HE2 and DS1 of the North Lincolnshire Local Plan and to prevent two separate commercial premises being operated within a residential area outside the shopping area of Crowle which would be contrary to policy S7 of North Lincolnshire Local Plan.



Drawing Title: 2008/1373

OS Grid Ref: SE77311300

Drawn by: KC

Scale: 1:1250

Date: 14/11/2008



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 100013349 2008



Highways and Planning Service

Service Director,
G Pople

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a highways and planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.