DELEGATED DECISION REPORT

SMD/2016/0404 **Valid 19/07/2016**	**9 TALBOT STREET** **LEEK**	**PROPOSED CHANGE OF USE FROM A3 (CAFE) TO SUIS GENERIS (TATTOO PARLOUR)** **(FULL - MINOR)**

MAIN ISSUES

- Principle of the change of use in policy terms
- Impact on the vitality and viability of the town centre
- Impact on highway safety and residential amenity

DESCRIPTION OF SITE

The application site comprises of a red brick two storey terraced property which lies on the south western side of Talbot Street close to its junction with Moorhouse Street. The building is currently vacant although the application forms suggest that it was last used for A3 purposes. Whilst the building lies within a predominately residential area there are a number of commercial uses in the locality with a busy barbers shop next-door, a hairdressers, dog grooming studio, cake maker and takeaway all in close proximity.

PROPOSAL

This is a full application which seeks change of use from a Cafe (A3) to a Tattoo Parlour (Sui Generis).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5a Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 70

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 22nd September 2016
Neighbour consultation period ends: 17th August 2016

Public Comments

No representations received.

Town / Parish Comments

Recommend approval provided not unneighbourly.

OFFICER COMMENTS

Principle of Development

For the purposes of the Development Plan the site lies within the town development boundary but outside the extent of the Council's adopted town centre frontage policy. The NPPF encourages flexibility of uses to support town centre vitality. Policy SS5a relating to Leek supports the provision of opportunities for new businesses and enterprises and providing facilities ad sites for new start up businesses. It also aims to protect and enhance the vitality and viability of the Town Centre. A mix of shops and services on the edge of the Town Centre outside of the main shopping area can help to support the Town Centre in this respect. The proposed tattoo studio would not be dissimilar to the previous use with members of the public generating footfall and it is considered that the use would be compatible with current policy for encouraging a variety of businesses and economic activity within the town centre.

Design

The submitted floorplans show that there would be no alterations to the external fabric of the building although an internal partition would be required to separate the current open plan ground floor arrangement into a waiting and treatment room.

Amenity

The proposed use would be compatible with the mixed commercial and residential street nature of the area and would not have a detrimental impact on neighbours. It is proposed that the tattoo parlour would operate on an appointment basis rather than a walk in arrangement and hours of opening would be largely consistent with retail opening hours which would be less than those previously experienced as a cafe use.

Highway Safety

The site is close to public car park provision and in a sustainable location so there would be no significant impact on the highway network.

CONCLUSION / PLANNING BALANCE

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed below, would not cause undue harm to interests of acknowledged importance, with particular reference to the vitality and viability of the Town Centre, residential amenity and highway safety. As such the proposal complies with adopted Development Plan policies and central government advice as contained in the National Planning Policy Framework.

OFFICER RECOMMENDATION : APPROVE.

Case Officer: Teresa Critchlow
Recommendation Date: 21st September 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council