DELEGATED DECISION REPORT

SMD/2018/0339 **Valid 11/07/2018**	**12** **CAWDRY BUILDINGS** **FOUNTAIN STREET** **LEEK**	**PROPOSED CHANGE OF USE FROM TATTOO PARLOUR (SUI GENERIS) TO BEAUTY SALON (SUI GENERIES)** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the viability and vitality of the Town Centre
- Amenity of any nearby residents

DESCRIPTION OF SITE

Mid terrace brick Victorian retail shop on a secondary street branching from Leek's main commercial centre. The street includes a range of independent businesses and shops florists, tailors, sandwich shop and hair dressers.

APPLICATION

Planning permission is sought for the material change of use that has already occurred which saw the use change from that of a financial professional service (Class A2 of the Use Classes Order) to a tattoo parlour. Premises was previously a shop, used as a nail bar without resulting in material change of use and then planning permission was granted for material change to a financial professional service the subsequent change to a tattoo parlour that occurred was another material changer of use that required regularising with a planning permission.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1982/0150 Extension to shop with living accommodation above. Approved.
SMD/2003/1337 Rear extension. Approved.
SMD/2011/0472 Change of Use from Nail Bar (A1) to Financial Professional (A2) Approved.

SMD/2017/0297 Change of Use from Financial Professional (A2) to Tattoo Parlour (Sui Generis)

CONSULTATIONS

Publicity

Site Notice posted: 09.08.18
Neighbour consultation sent: 17.07.18
Press Advert: 25.07.18

Public Comments

None Received

Town / Parish Comments

No Objection

OFFICER COMMENTS

Principle of Development

The business is on the edge of the commercial centre where A1 retail might be the preference. It contributes to a busy row of a variety of businesses. There is no issue here with the loss of a tattoo parlour in favour of a beautician's. Both services are compatible with this town centre location and the surrounding businesses.

Design

No changes or alterations to the shop front that require planning permission. The traditional Victorian shop front has been painted in a pleasing grey tone and some very sensitive adverts are displayed in the window. No adverse impact on the character of the conservation area.

Amenity

No noise or disturbance implications, commercial either side.

CONCLUSION / PLANNING BALANCE

The change of use was acceptable and should be granted planning permission.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 04/09/2018

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council