

DELEGATED DECISION REPORT

SMD/2021/0365
Valid 02/06/2021

89 TAPE STREET
CHEADLE

**CHANGE OF USE OF
EXISTING BUSINESS
PREMISES FROM MOTOR
BIKE AND PUSH BIKE SALES
AND REPAIR TO A RETAIL
SHOP WITH ASSOCIATED
OFFICES AND STORAGE
INCLUDING
PARTIAL REBUILDING AND
GENERAL
ALTERATIONS/REFURBISHME
NT.**

(FULL - MINOR)

MAIN ISSUES

- Impacts on employment provision within a 'market town'
- Visual amenity
- Impact on amenity of nearby residential neighbours.

DESCRIPTION OF SITE

The site fronts onto a narrow section of Tape Street within the Market Town of Cheadle . No.89 Tape Street is an end terrace of two residential properties and sits in line with an electrical appliance shop. Opposite the site, there are new apartments.

The unit was previously a store/ repair shop selling motorcycles with off road parking to the side of the building for at least 4 cars. The main entrance is to the side of the property as the building is at an oblique angle to the main road.

Works have been previously made to the property having extended to the rear via a 16m length single storey extension. The extension incorporates the side wall to what was previously the garden boundary wall prior to the original change of use. The rear extension is made of facing bricks painted in white, ply boarding, timber slacks and tin sheeting. It features windows on either side of the walls that also look onto the immediate neighbour's garden. There is also a lean-to extension attached to the extension.

The immediate neighbour, known as 87 Tape Street, has access through part of the property as a means of emergency access which is currently taken from the lean-to extension at the far end of the application site.

PROPOSAL

Proposed change of use of to a retail shop with associated office and storage together with partial rebuild of the single storey rear extension and external alterations.

The applicant seeks planning to replace the tin sheeting with similar metal sheeting with translucent roof sheet panel insets to allow sunlight into this part of the building. The walls will be replaced with facing brickwork and partly cladded with powder coated profile sheeting. It will feature a large roller shutter to provide vehicular access into the building and will replace three existing windows with a door to maintain existing agreement with immediate neighbour at No.87. This section of the building will accommodate the workshop/ storage and toilet facilities.

The unit will be internally altered to suit the business. This aspect of the proposal will not be considered as it is not a planning matter.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS7 Cheadle Area Strategy

E1 New Employment Development

DC1 Design Considerations

T1 Development and Sustainable Transport

DC1 Design Considerations

National Planning Policy Framework

Paragraph 127

RELEVANT PREVIOUS APPLICATIONS

SMD/1989/1045	Renewal of temporary permission for motor cycle and cycle repair and sales.	Approve 23/10/1989
SMD/1985/0579	Demolition of properties and use of land for parking and erection of 8ft wall	Approve 10/09/1985
SMD/1982/0721	Renewal of temporary permission for cycle and motor cycle sales and repair garage	Approve 02/03/1982

CONSULTATIONS

Publicity

Site Notice expiry date: 08/07/21

Neighbour consultation period ends: 05/07/21

Press Advert: N/A

Public Comments

No neighbour representatives

Cheadle Town Council

No objection

Environmental Health

No objection

Severn Trent Waters

No objection subject to informatives

Staffordshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

Policy SS7 of the Local Plan states that the Council will seek to create employment growth and increase the diversity of employment opportunities by supporting the retention and growth of existing businesses within the town and providing opportunities for new enterprises and businesses by promoting further development. These provisions are further reinforced by policy E1 of the Local Plan, which confirms that new employment development will be assessed according to the extent that it supports and improves the local economy in terms of providing for the needs and skills of the existing and future local resident workforce and meeting identified business needs.

Reviewing the planning history of the property, temporary consent was given for the use of the motor sale and repair shop. This unit is no longer in use. The proposed change of use will be permanent, however on balance, the commercial use to supply electronic cigarettes will revitalise this unit that has been established for commercial/ light industrial use for over 20 years. In addition, it is an appropriate use that sits within the retail/ commercial hub and would support a local business.

A condition will be added to any decision ensuring that the storage and offices will be associated with the retail part of the business and cannot be subdivided to ensure appropriate use of the site.

The proposal accords with Policy SS7 and E1 in the Local Plan.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings.

When considering the external works, the main frontage along Tape road will have minimal change particularly as the siting of both windows to the front will remain unaffected. Advertisement consent has been submitted for signage to the front and side of the unit which is being considered under a sperate application.

In terms of the side elevation, the notable change will be to the existing rear extension in which the applicant seeks to rebuilt and clad the tired looking make-shift extension with metal sheeting. The extension itself will appear functional with no architectural interest however, will be an improvement to its current appearance. This portion of the unit will appear industrial in appearance but will be no different in nature of its previous use for repair works.

The proposal will introduce another door along the side elevation which will serve as a customer entrance into the shop. It would appear logical especially as there are

different components of the business within one property and would be clear to the customer as the proposed window/ doors will be glazed direct into the shop.

Amenity

Policy DC1 requires all new development to respect the amenity of the area, including residential amenity, with regards to satisfactory daylight; sunlight; outlook; and privacy.

The nearest dwelling known as 87 Tape Road adjoins the property. The main garden amenity is overlooked by windows along the existing rear extension.

The proposed works will rebuilt part of the rear extension and screen three windows closest to the rear elevation of the neighbouring property. This is considered a betterment to the current arrangements. The window which is to remain sits at the very end of the site, however to sure future occupier's amenity is protected, a condition will be added to ensure this is obscure glazed.

When considering noise nuisance, the opening times are restricted at normal business hours i.e. closing at half 5, 7 days a week. The times are considered responsible and would allow some rest bite for the adjoining neighbour for the evening. A condition will be added to restrict times.

Highway Safety

Staffordshire County Council were consulted. It was noted in the officer's response that the gross internal floor space will remain unchanged. The submitted plan titled Location and Site Roof Plan Drawing Number 21/623/06 shows parking for only 2 vehicles. However, there is sufficient space to accommodate parking for 4 vehicles as stated in the Application Form, these spaces have been used historically and will remain unaffected by the proposal.

There would be no increased demand for parking provision. It is an established employment site. The applicant has confirmed that the use of the site will be for couriers and customers. Therefore, as there are no objections received from the Highway Authority, the proposal is deemed to accord with Policy T1.

Other matters

Severn Trent Waters were consulted. They have raised no objections to the proposal subject to an informative requiring the applicant to contact Severn Trent Waters to discuss the implications of their assets crossing the application site following any decision made.

CONCLUSION

The change of use will have minimal impact to the area and respect the scale and character of the existing property nor adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approval

Case Officer: Lisa Li

Recommendation Date: 9/08/21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council