

DELEGATED DECISION REPORT

SMD/2024/0324
Valid 18/07/2024

22 BANK STREET
CHEADLE

CHANGE OF USE FROM
RESIDENTIAL TO HAIR SALON

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal development area.

DESCRIPTION OF SITE

22 Bank Street is a semi-detached, two-storey, brick and tile dwelling positioned on the northern side of Bank Street with its principal elevation facing South-South West. The principal elevation appears to have been altered in that the front door has been bricked up and replaced by a window, this has removed the symmetry with the attached dwelling. Window heads are decorative and there is a blue brick string course running directly beneath the upper floor window on the principal elevation. The main door is now at the side/gable end of the dwelling. Internal accommodation is currently arranged as a kitchen, lounge and bathroom on the ground floor with 2 bedrooms at first floor level.

For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary, Conservation Area, Churnet Valley Masterplan Area and a low-risk, coal development area.

PROPOSAL

The application is for the change of use of number 22 Bank Street Cheadle from a dwelling house to a hair salon. The ground floor accommodation would comprise the hair salon space, a storage room and WC. At first floor level (accessed via a new spiral staircase due to removal of the existing) there would be a further three rooms. External alterations include the insertion of a vertically proportioned window at ground floor level within the gable end. Previous plans showed an additional window at first floor level facing towards the road however the latest set of plans omitted this window. Officer's have queried this and the architect has responded by saying that the client is happy with the latest set of drawings (these don't include an additional street facing, first floor window). The application form requests opening hours of Monday to Saturday 9am until 8pm and Sundays/Bank Holidays 10am until 4pm. It is noted however that the Planning Statement quotes opening hours of 9am until 8pm on weekdays.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS7	Cheadle Area Strategy
SS11	Churnet Valley Strategy
SD4	Pollution and Water Quality
E1	New Employment Development
TCR1	Development in the Town Centres
DC1	Design Considerations
DC2	The Historic Environment
C1	Creating Sustainable Communities
T1	Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 7 Ensuring the vitality of town centres
- 8 Promoting healthy and safe communities
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places
- 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

78/06051/OLDDC	New veterinary surgery. Approved.
80/08295/OLDDC	Veterinary surgery. Approved.
99/01404/FUL	Change of use to beauty salon. Approved.
SMD/2017/0136	Change of Use back to residential from hair salon. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.
Press Advert: Leek Post and Times. Expired.

Public Comments: No representations received within the statutory consultation period.

Cheadle Town Council: No representations received during the statutory consultation period.

Environmental Health: No objections subject to conditions.

Amenity – Noise and Fumes: This appears to be a small scale low impact operation from an impact to amenity perspective. It is understood the property previously operated as a hairdressers so this change is not significant. The party wall between 22 and 24 should be acoustically treated to ensure noise breakout is minimised. This would also assist in preventing fumes transferring between properties though suitable extraction and ventilation should be installed. There have been a few changes to the property so the party wall may well have been compromised over time and the party wall treatment should be considered a condition of development. (Condition Advised)

Waste: The operator of the business should maintain a commercial waste contract and ensure all receipts and transfer notes are made available for inspection. Commercial waste should not be disposed of into the domestic waste stream. All bins should be kept sealed and emptied on a regular basis.

Timings: There is a difference between application form opening times and those submitted in the planning statement. We have set out the planning statement times in a condition below but included ½ day Saturday.

Staffordshire County Council Highways: *Recommendation Summary:* Acceptance
Site Visit Conducted on: 29-Jul-2024

Personal Injury Collisions:

Current records show that there were no Personal Injury Collisions on Bank Street within 43 metres either side of the access drive to the property from 30/12/2019 to 29/12/2022.

Background

The property is situated on Bank Street (Road No. D1150), an unclassified road with a 30mph speed limit, streetlights, and footways. Bank Street, located in Cheadle Town Centre has a mix of commercial units and residential properties, typical for its location. There is a zebra crossing, prohibitions on waiting and a one-way traffic system in operation. Pedestrian and vehicular access to the property is via a private driveway (running in a northwest direction from Bank Street) which is shared with several properties (1 property is a holistic centre, and others appear to be residential).

Description of Proposal

Change of use from residential to Hair Salon.

Comment

The proposal is for a change of use from a 2-bedroom dwelling to a hair salon. The existing living area will be converted into a hairdressing salon, toilet, and storage room. The 2 bedrooms above will be reconfigured into 3 rooms, though their specific purposes are not indicated on the plan. The Planning Statement states the opening hours will be from 9am to 8pm on weekdays, with the applicant and apprentice working full time. Additionally, up to 4 hairdressers or beauticians could rent a chair or room. Parking has not been identified on the submitted plans however, it was noted at the site visit that there is off-highway parking

provision for either staff or customers with designated parking spaces for the properties along the access drive. The Planning Statement also confirms that there is parking onsite. Due to the hair salon's location within the town centre staff and customers may choose to walk, cycle or use public transport to travel to the salon. If additional off highway parking is required there are public car parks within walking distance.

The proposal does not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2024/0324).

Conservation Officer: No comments received.

Waste Services (SMDC): No issues to raise with this planning application with regard to waste collection.

OFFICER COMMENTS

Principle of Development

The application site is located within the Development Boundary and Conservation Area of Cheadle. The town location means that consideration of Local Plan policy SS7 'Cheadle Area Strategy' is triggered. The policy seeks to expand Cheadle as a service centre and a market town whilst encouraging/creating employment growth and providing facilities and land for new start-up businesses. Support is given by the policy to improve the quality and range of the retail offer. Local Plan policy E1 provides support for new employment development and encourages the provision for small-scale and start-up businesses. Whilst strictly not in the centre of the town, Bank Street is very close to the High Street and well connected to it. For this reason the aims of Local Plan policy TCR1 'Development in the Town Centres' can also be reasonably considered. TCR1 promotes retail as well as other town centre uses, giving examples of offices, leisure and cultural developments whilst enhancing and regenerating the town and ensuring new development is well related to pedestrian shopping routes.

It is considered that the application is acceptable in principle. The hair salon use can be considered as an appropriate facility within a town, the premises can be accessed on foot and is not far from the high street. There is a large public car park within the town and some limited on street parking for customers arriving in vehicles. The proposal complies with the requirements of Policy E1 in terms of providing an employment premises and allowing for job creation/stability.

Design and visual impact

Local Plan policy DC1 requires that all developments shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the character and heritage of an area. Development should be of a high quality, adding to the value of a local area, incorporating creativity, be designed to respect the site and its surroundings and promote a positive sense of place and identity. Local Plan policy DC2 'The Historic Environment' is also relevant as the site is within the Cheadle Conservation Area, where protection of the historic environment should be achieved.

Although the property is within the Conservation Area it is noted that the building is not listed and it is not considered to be a designated Heritage Asset. The proposed changes to the exterior of the building are acceptable. It is noted that the symmetry of the pair of semi's has already been lost due to the historic infilling of the front door and its replacement with a window. The new window at ground floor level (gable end) would provide additional natural light into the salon. Amended plans were sought in respect of this window. In terms of its size and proportions the window is now considered to be acceptable, it replicates the style of vertically proportioned openings on this side of the building and is now split from the door to

retain a good solid to void ratio. There are many window sizes and designs within the immediate surrounding area, the new opening would be seen in the context of the array of surrounding window types.

It is considered that the proposed development would not result in any visual harm to the character and appearance of the surrounding area, nor would the alterations have any adverse visual impact upon the application property itself.

Neighbour amenity

There are many domestic properties surrounding the application site. It is noted that the insertion of the new window would not result in any adverse overlooking. The new side window will simply look out towards a shared access drive, a car parking area and some of Bank Street.

It is understood that the attached property is a domestic dwelling, therefore the council's Environmental Health officers have been consulted and have no objections to the application subject to a number of conditions. The Environmental Health officer comments that *'This appears to be a small scale low impact operation from an impact to amenity perspective. It is understood the property previously operated as a hairdressers so this change is not significant. The party wall between 22 and 24 should be acoustically treated to ensure noise breakout is minimised. This would also assist in preventing fumes transferring between properties though suitable extraction and ventilation should be installed. There have been a few changes to the property so the party wall may well have been compromised over time and the party wall treatment should be considered a condition of development.'* Environmental Health also comment on the commercial waste aspect of the scheme and the opening hours. Notably the opening hours on the application form and those quoted within the Planning Statement differ. Environmental Health have suggested an opening hours condition of 08:00-18:00 hours Monday to Friday, 08:00-13:00 on Saturday and no working on Sundays or Bank Holidays. It is recommended that the opening hours are as follows:

09:00 – 18:00 Monday to Friday;
09:00 – 13:00 on Saturdays;
No working permitted on Sundays or Bank Holidays.

The recommended times take into account the applicants proposed start time and the closing time requested by Environmental Health. Of notable difference is the no opening on Sundays or Bank Holidays. The recommended hours are reasonable given that there are domestic properties in very close proximity and the amenity of neighbours is a material consideration.

Highways

The County Highways officer has visited the site and notes parking is available within the area. No highways conditions are requested and the officer confirms no detrimental highways impact and therefore no objections.

Coal development area

The application site lies within an area designated as a low-risk coal development area and as such this may be an area which contains unrecorded coal mining related hazards. It is recommended that in the event of planning permission being approved, that informative notes are added to the decision to remind/inform the applicant/developer of their responsibilities.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report it is recommended that the application should be approved subject to conditions and informative notes.

OFFICER RECOMMENDATION :

Approve subject to conditions.

Case Officer: Lisa Jackson

Recommendation Date: 15.10.2024.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council