DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0262/19/FUL
Proposal: Change of Use from a vacant former bank premises to a nail and beauty shop. No External works required and all internal refurbishment will be non- structural.
Location: 165 Prince Edward Road
South Shields

Site Visit Made: 16/05/2019

Relevant policies/SPDs

1 DM1 - Management of Development (B and G)

2 LDF CS SC2 - Reviving our Town Centres and other Shopping Centres

3 SA5 - Retailing Opportunities

4 SPD6 - Parking Standards

Description of the site and of the proposals

This planning application seeks permission for the change of use of 165 Prince Edward Road, South Shields, to provide a nail and beauty salon. The application site lies within Harton Nook shopping centre. Within this terrace there is a mixture of commercial premises, the majority of which are retail shops. The application site is bounded by Hays Travel to one side; and South Tyneside Bathrooms to the other.

The unit at 165 Prince Edward Road is currently vacant. It was most recently occupied by Lloyds Bank at ground and first floor level (used as office space). No external changes are proposed as part of the application to facilitate the change of use. Space would be provided within the rear yard for bin storage. No dedicated car parking is contained within the curtilage of the property, however, parking areas are provided to the front of the parade of shops for customers and deliveries.

Publicity / Consultations (Expiry date: 16/05/2019)

1) Neighbour responses

Letters of objection received from the occupiers of 24 Watson Avenue and 57 Mitchel Gardens commenting that there are enough hairdressers/ barbers/ nail and beauty salons on Prince Edward Road; and that more shops are needed.

Planning Officer comment: *In planning terms hairdressers and barbers fall under Use Class A1 (retail) which also includes shops. The application site is vacant and was most recently in use as a bank which falls under Class A2 (Financial and Professional Services) so would not result in the loss of a shop unit. Increased competition between businesses is not a material planning consideration.*

2) Other Consultee responses

Traffic and Road Safety:

No highways comments

Environmental Health:

Confirmation received that there were no impacts in respect of land contamination or flood risk/drainage

A response was also received confirming that Environmental Health officers had no objections or further comments to make on this application in respect of noise/amenity impacts.

Waste (Collections):

No comments received

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

The main issues relevant to the assessment of this proposal are;

- Whether the proposed change of use is acceptable in principle;
- Impact on residential amenity; and
- Highway safety and parking

Change of Use – Principle

The application site is located with a designated local neighbourhood shopping centre (Harton Nook) in the LDF Site Allocations DPD Proposals Map. Policy SA5 sets out the Council's objective to promote and encourage proposals that broaden the range of shopping facilities to improve the vitality and viability of the Borough's district and other local neighbourhood shopping centres.

LDF Core Strategy Policy SC2 (Reviving our Town Centres and other Shopping Centres) states that developments within designated other main (district) shopping centres, including Harton Nook, will be promoted and supported, provided that they complement but do not adversely impact upon the regeneration of the three town centres.

The proposed change of use would bring a vacant unit back into use within an established shopping parade, improving the vitality of this main district shopping centre. The proposal would not result in the loss of an existing retail unit; and would be in accordance with the outlined development plan policies. It is judged that it would be acceptable in terms of the principle of the proposed commercial use in this location.

Impact on residential amenity

The site is located within an established and busy shopping parade, with a range of retail and other commercial uses at ground floor and first floor level, including betting shops, cafes and banks.

It is not considered that a hair and beauty salon use would be an unacceptably noisy activity at the site that would be likely to harm the residential amenities of neighbours, given the level and nature of activity ordinarily associated with such a use, and the times that such a use ordinarily operates. The agent has confirmed that the first floor would be used for ancillary storage. The councils Environmental Health Officer has confirmed that there are no concerns regarding noise/amenity impacts arising from the proposed use.

Having regard to the proposed use sought, the hours of opening and the commercial character of the surrounding area, it is judged that the proposed development would be acceptable in relation to residential amenity; and would accord with Policy DM1 (B) of the South Tyneside Council Local Development Framework.

Highway capacity and safety

The proposal has been considered by the councils Traffic and Road Safety Team, who have raised no objections or concerns in relation to the proposed change of use. The proposed development is considered to be acceptable in respect of highway safety.

There is no in curtilage car parking associated with the application site, however, this is a common feature within this shopping parade, with shared parking areas to serve the commercial premises located to the front of the site, providing a substantial amount of car parking for visitors to businesses in this parade. The Parking Standards in SPD6 indicate that a maximum of two parking spaces would be required, taking into account the proposed use, gross floor area and location within an established local shopping parade. The site visit indicated that while this parking area was well used, spaces frequently became available. It is considered that the shared parking area would be able to accommodate a sufficient amount of parking to serve the development.

The proposed development is in accordance with Policy DM1 (G) and in line with SPD6, and is considered to be acceptable.

Other Matters

Details provided within the application form state that bin storage would be provided within the property, with adequate storage space for refuse bins within the enclosed rear yard, which would be taken out on collection days. It is considered that this would allow a sufficient level of provision for the proposed use.

Summary

It is considered that the proposed change of use is acceptable in principle and supported by Core Strategy policies SA5 and SC2. The proposal would also be acceptable in respect of all other material planning considerations, including its effects on residential amenity and highway safety, and in accordance with LDF policy DM1(B & G).

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Permission with Conditions

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

Case officer: Joshua Kenolty
Signed:
Date: 07/06/2019

Authorised Signatory:
Date:

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