

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

12th May 2004

AUTHOR/S: Director of Development Services

**S/0383/04/F – MELBOURN
CHANGE OF USE OF FIRST FLOOR FLAT TO OFFICES/STORAGE, STAFF TRAINING
ROOM AND REST ROOM TO BE USED IN ASSOCIATION WITH EXISTING
HAIRDRESSING SALON, 5A MORTLOCK STREET, FOR J YOUNG**

Recommendation: Approval

Adjoining Conservation Area

Site and Proposal

1. No5A Mortlock Street, Melbourn is a semi-detached property to the north west of Mortlock Close. The ground floor of the building is used as a hairdressing salon. The first floor of the building is currently used as a flat but was previously an office. The site has car parking to the rear, which is accessed from Mortlock Close.
2. This full application, registered on 26th February 2004, proposes the change of use of the first floor flat to offices/storage, a staff training room and rest room to be used in association with the existing hairdressing salon. The first floor has a total floor area of 55sqm. One parking space is allocated to serve the first floor of the building in the car park to the rear. The application form states that no additional persons will be employed as a result of the proposal.

Planning History

3. Planning consent was granted for the change of use of the ground floor of the building from offices to a hairdressing salon in 2002 – **S/1692/02/F**
4. Planning consent was granted for the change of use of the ground floor of the building to offices and the first floor to a flat in 2000 – **S/0257/00/F**

Planning Policy

5. **Policy EM6** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) states that within village frameworks planning permission will be granted for small scale office development provided that there would be no adverse impact on residential amenity, traffic conditions, village character and other factors and; where the development would contribute towards a greater range of local employment opportunities, especially for the semi-skilled or unskilled.
6. **Policy TP1** of the Local Plan restricts car parking to the maximum levels set out in appendix 7/1 of the plan. In respect of non-food shops this maximum provision is 1 space per 20sqm and 1 per 25sqm for office use.

Consultation

7. **Melbourn Parish Council** recommends refusal. “This application effectively doubles the floor area of the business with the addition of only one car parking space. The size of the training area alone suggests that a large increase in staffing, with the probability that it will be used for retail purposes as part of and in addition to training. This also has implications for future customer/model car parking requirements and traffic movement close to the Primary School.

Representations

8. None received.

Planning Comments – Key Issues

9. The key issues to be considered with this application is whether the use of the first floor of the building as proposed would have an adverse impact on residential amenity and traffic conditions.
10. The first floor of the building is currently used as a flat and before that as offices. I consider that the principle of this use, in association with the ground floor salon is acceptable. The proposed office and rest room both have a floor area of approximately 12sqm. The training room has a floor area of 26.5sqm.
11. I have written to the applicant requesting more detailed information on the proposed training room and in particular querying whether the use will involve additional persons visiting the premises. Only one additional parking space is available to serve the first floor, making a total of 6 for the building as a whole. In my view the maximum car parking provision that could be required under the Council’s current car parking standards is 7. Given that the applicant intends to use the first floor in association with the existing ground floor use and states that no additional persons will be employed I am not satisfied that there are sufficient grounds to refuse the application on the grounds of inadequate parking provision
12. I will report the applicant’s response to my letter verbally, but unless it highlights a need for additional car parking provision that cannot be met and that such deficiency would be detrimental to the amenity of neighbouring properties or highway safety I will recommend that the application be approved.
13. The proposed use will not harm the adjoining Conservation Area, to the north west.

Recommendations

14. That the application be approved subject to the following conditions:
1. Standard Condition A – Time limited permission (Reason A);
 2. The use of the first floor of the building hereby permitted shall be restricted to an office, rest room and training room in association with the approved ground floor use of the building as a hairdressing salon. (Reason to ensure the provision of adequate off-street car parking provision)

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - (a) County Structure Plan 2003: **None**

- (b) **South Cambridgeshire Local Plan 2004: EM6** (New Employment at Rural Growth and Limited Rural Growth Settlements),
TP1 (Planning for More Sustainable Travel)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Residential amenity
 - Highway safety
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/0383/04/F

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