

MRS S A FOWLER &amp; MRS S LANG

**CHANGE OF USE FROM A1 RETAIL TO HEALTH AND BEAUTY SALON AT THE CORNER SHOP, HYDE LANE, CREECH ST MICHAEL (AMENDED DESCRIPTION)**

27200/25790

FULL PERMISSION

**PROPOSAL**

In 1995 planning permission was refused for the change of use of the premises to a hot food take away as it was considered to be detrimental to highway safety, located as it is, on the corner of Hyde Lane and St Michaels Road. The proposal is to change the use of the existing, vacant, retail shop to a health and beauty salon. There would be two members of staff with up to 6 clients, arriving by appointment during the working day. There are 2 parking spaces to the rear for the existing or proposed uses. It is anticipated that only one of these will be needed for the staff at any one time, leaving one for visitors.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the proposed use would be likely to generate less traffic than the existing retail use. No Objection.

PARISH COUNCIL supports the application in general terms but are concerned over the long term parking problems in an area where double yellow lines have recently been introduced and there is no parking for the premises.

4 LETTERS OF OBJECTION have been received on the following grounds:- there are already two other hairdressers in the village and there is no need for another; there is no available off street parking and additional parked cars are likely to strain the existing inadequate parking facilities even further resulting in a more dangerous situation for pedestrians, especially at school times; the parking has just been sorted out, with yellow lines, and any new cars wishing to park will make the situation worse again; as previous owner of the site I wasn't allowed to change the use of the premises and had to sell the premises for a reduced value, it isn't fair for a change of use to be acceptable now.

**POLICY CONTEXT**

Policy S7 of the Taunton Deane Local Plan Revised Deposit identifies Creech St Michael as a village where small scale development, supporting the social and economic viability, maintaining or enhancing the environmental quality and not resulting in a significant increase in car travel, is acceptable. Policy EC10 requires that the range of service facilities, serving associated settlements, rural centres and villages shall be maintained and enhanced.

**ASSESSMENT**

The application was originally described as a hair and beauty salon. This was an error on our behalf as the application clearly stated the use was for a health and beauty salon which does not exist in the village. The existing retail use is likely to generate far more on street parking than the proposed use, with an estimated 6 visitors per day. Proposal considered acceptable.

### **RECOMMENDATION**

Permission be GRANTED subject to condition of time limit. Notes re alterations to the shop front will need permission, any works to the building may require a separate Listed Building Consent

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: