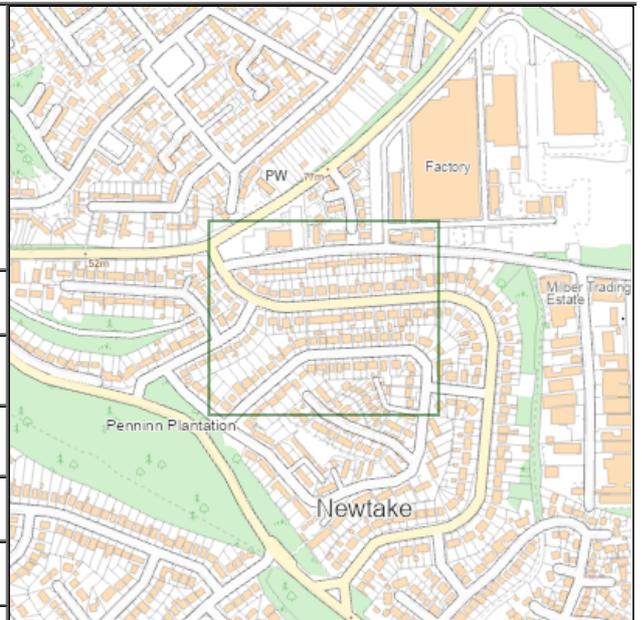


**Planning Committee Report**

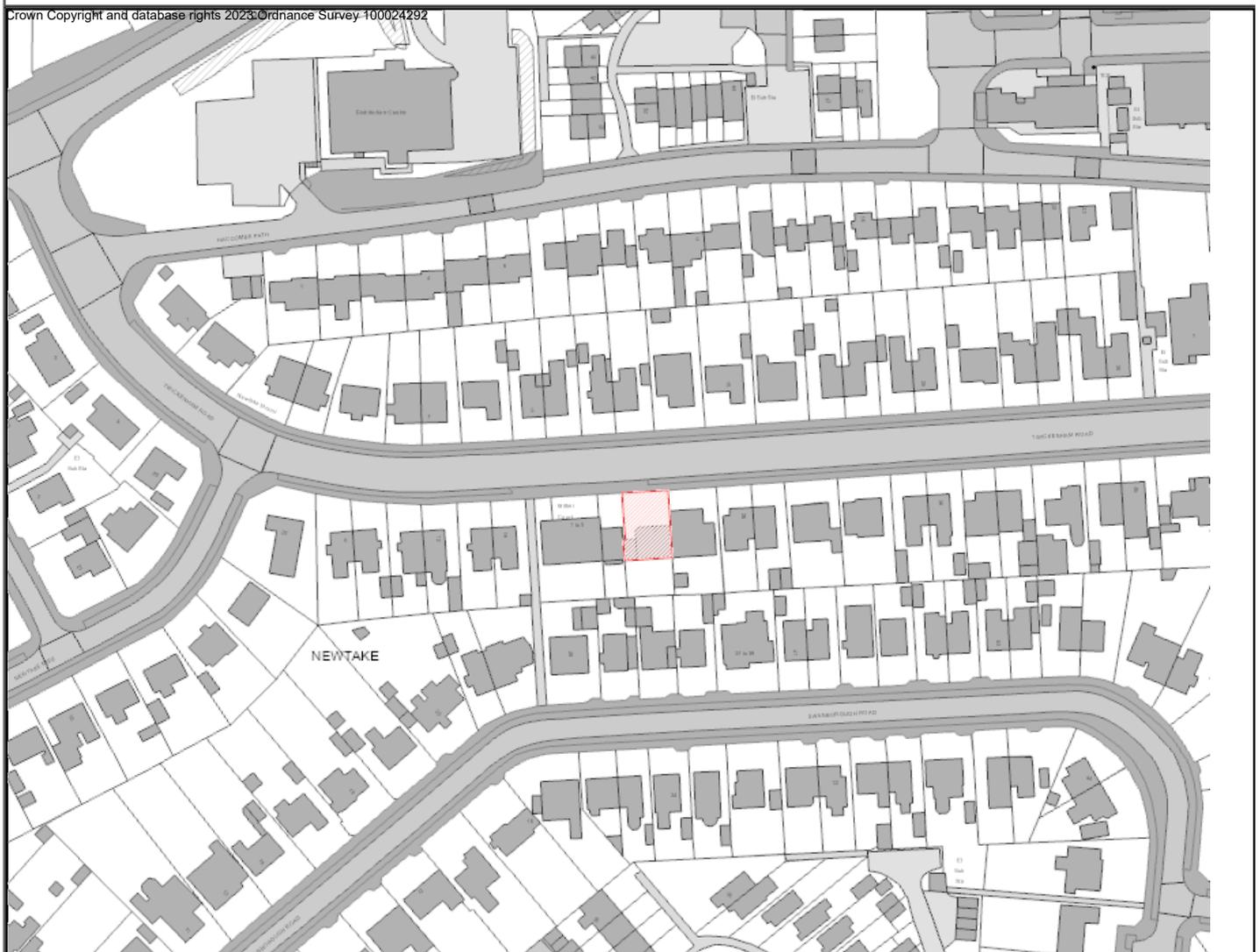
**Chairman: Cllr Colin Parker**

<b>Date</b>	24 October 2023
<b>Case Officer</b>	Cheryl Stansbury
<b>Location</b>	Cut And Curl 22 Twickenham Road Newton Abbot Devon TQ12 4JE
<b>Proposal</b>	Change of use from hair dressers to residential
<b>Applicant</b>	Mrs K Parker
<b>Ward</b>	Buckland And Milber
<b>Member(s)</b>	Cllr Mike Ryan, Cllr Alex Hall, Cllr Colin Parker
<b>Reference</b>	23/00785/FUL



[Online Details and Documents](#)

**RECOMMENDATION: PERMISSION GRANTED**



## **1. REASON FOR REPORT**

The applicant's spouse is a serving Councillor.

## **2. RECOMMENDATION**

Approve subject to the following conditions:

1. Time limit for commencement
2. Accord with plans

## **3. DESCRIPTION**

- 3.1. The application site is located in a primarily residential part of Newton Abbot, towards the eastern edge of the town, adjacent to "McColls" convenience store.
- 3.2. Until recently, part of the ground floor, measuring approximately 5.5m x 4m, was used by the applicant as a hairdressing salon.
- 3.3. The salon has its own entrance door and since the applicant's retirement in May 2022, the salon has been closed.

### Proposed Development

- 3.4 This application seeks consent to change the use of the hairdressing salon into residential, to incorporate it within the existing dwelling.
- 3.5 No internal or external works have been carried out and no external alterations are proposed. The existing parking area to the front will remain.

### Planning History

- 3.6 22/ 01796/NPA - Application for Prior Approval under Part 3 Class MA and paragraph W of the GDPO for change of use of hairdressers to a dwelling. Withdrawn as this was the wrong type of application to submit.
- 3.7 87/00661/FUL - Extension to form dining area, lounge, 2 bedrooms and shower room. Approved.
- 3.8 80/00418/COU – change of use from hairdressers to fish and chip shop. Refused.

### Principle of Development

- 3.9 The application site is in a residential area and forms part of a dwelling. Therefore, the principle of its residential use is considered acceptable.
- 3.10 There could be seen to be a conflict with Policy EC2 which seeks to retain employment sites, although this policy relates more to industrial type uses. However, given the salon forms part of the applicant's dwelling and the business was operated by them, it would not be reasonable to insist it remain in use for hairdressing or another employment use.
- 3.11 There will be minimal loss to the district's employment stock and the principle of this change of use is therefore considered acceptable. Should the applicant vacate the

property and a proposal come forward for reuse of the site for commercial purposes, this too would be considered acceptable.

#### Impacts on the Character of the Area/Street Scene

- 3.12 No external alterations are proposed and parking to the front of the property will not change. Therefore, there will be no impact upon the character of the area or immediate street scene.

#### Impacts on Neighbouring Properties

- 3.13 There will be less vehicular movements as a result of the change of use, therefore, the potential for disturbance to neighbouring properties will be reduced.

#### Other matters

- 3.14 The property is located in the South Hams SAC Connectivity Zone, however, the proposal will have no impacts upon this.
- 3.15 Drainage remains as current, with the property connected to mains.

#### Conclusion

- 3.16 Whilst there will be the loss of a small employment site, for the reasons set out above, this is considered to be acceptable, and approval recommended.

### **4. POLICY DOCUMENTS**

#### Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S14 (Newton Abbot)

EC2 Loss of Employment Sites

Newton Abbot Neighbourhood Development Plan

National Planning Policy Framework

National Planning Practice Guidance

### **5. CONSULTEES**

- 5.1. N/A

### **6. REPRESENTATIONS**

- 6.1 None received.

### **7. TOWN / PARISH COUNCIL'S COMMENTS**

7.1 Newton Abbot Town Council – No objection

## **8. COMMUNITY INFRASTRUCTURE LEVY**

8.1 This development is not liable for CIL because it is works to an existing dwelling measuring less than 100m<sup>2</sup> and does not result in the creation of a new dwelling.

## **9. ENVIRONMENTAL IMPACT ASSESSMENT**

9.1 Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

## **10. CARBON/CLIMATE IMPACT**

10.1 This is a small-scale change of use, with no physical alterations and it raises no carbon issues.

## **11 HUMAN RIGHTS ACT**

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests/the Development Plan and Central Government Guidance.

**Business Manager – Strategic Place**