Report of the Chief Officer Economy and Planning

Application Reference
P/2024/1139

Applicant
Mr Gavin Hanmer

Agent
Mr Spencer Cullis

Site Address
3 GREENFIELD TERRACE, PARK STREET, JOHNSTOWN, WREXHAM, JOHNSTOWN, LL14 2AB

Description of Development
TROSI GAREJ I SALON GWALLT A HARDDWCH / CONVERSION OF GARAGE TO HAIR AND BEAUTY SALON

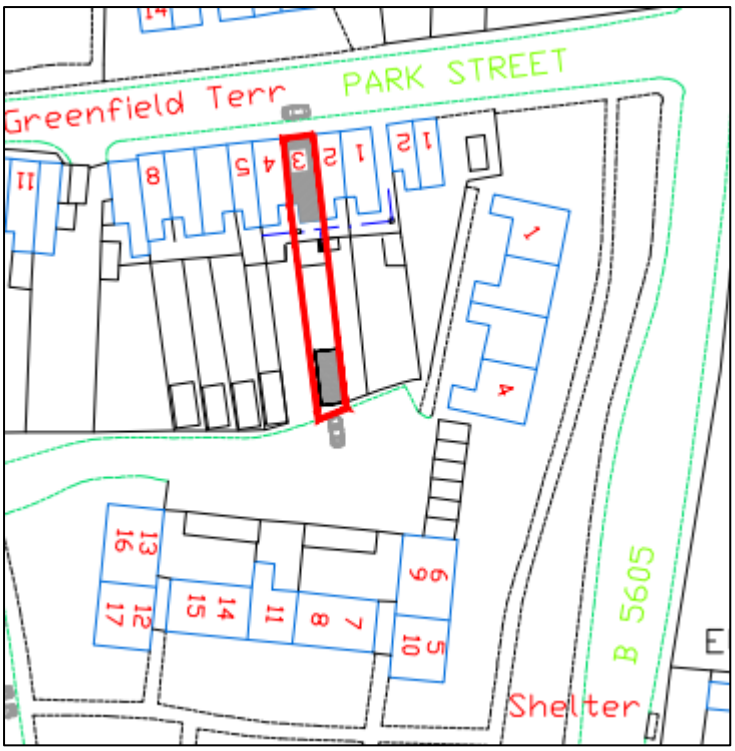
Ward
Pant and Johnstown/Pant a Johnstown

Community
Rhosllanerchrugog/Rhosllannerchrugog

Recommendation
Grant

Officer Report

Site Description
The application site is a 2 storey terraced dwelling with a private curtilage extending to the rear bounded by 1.5 m high close-board fencing on both sides. The outbuilding which is the subject of the application is located to the rear, at the site boundary with the unadopted driveway to Cwm Glas and Park Street.



Proposal

The application seeks planning permission to change the use of the outbuilding into a hair and beauty salon to be operated by the applicant. The outbuilding is situated at the southern boundary of the rear garden. It is of brick wall construction with a flat felted roof and is 6.5 m long, 3m wide and has a maximum height of 2.6m.

The building would be accessed via a doorway in the rear elevation, directly off the rear private driveway. The hours of operation of the business would be 10:00 to 17:00 Tuesday to Friday and at no time on weekends of Bank Holidays. The building would contain 1no. wash basin, 1no. cutting / styling chair, and 1no. nail desk, and there would be no additional employees.

Reason for Committee Determination

This application is being reported to Planning Committee due to the number of letters of concern received (4) which exceeds the threshold for a delegated determination.

Site History

None relevant to this proposal.

Development Plan

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE6 - Waste Water Treatment and River Water Quality
SP2 - Location of Development
SP14 - Natural Environment

SP19 - Green Infrastructure
T1 - Managing Transport Impacts

Local Planning Guidance
LPG 16 – Parking Standards

Consultation Responses

Community Council:
No response received.

Local Member:
Councillor Bithell, does not object but expresses concern in respect of parking issues on a very congested street.

Natural Resources Wales:
Raises no objections.

Dwr Cymru Welsh Water:
Raises no objections to a foul water connection to the public sewer. Five Fords Wastewater Treatment Works has a phosphate permit and capacity to accept the foul water flows from the development.

Highway Officer:
Raises no objection. Comments that the site is in a sustainable location within comfortable walking distance of the village centre, bus stops and other residential properties. Advises that the intensity of use will not generate a significant increase in traffic movements and will not adversely impact upon the local highway network.

Comments that the access is off an unadopted drive and is thus outside of the control of the Highway Authority and the Council. The garage is not currently used for parking and so the change of use will not result in the loss of parking and there are no objections on highway safety grounds.

Contaminated Land Officer:
No comments.

Public Protection Officer:
Raises no objections and recommends the inclusion of conditions in relation to hours of operation and noise limits.

Publicity Undertaken:
Notification Letters: 36 letters sent to the occupiers of the surrounding properties on 14/08/2024.

Responses to Publicity:
4 letters of objection received expressing the following concerns:

- The private road is full of pot holes and loose gravel, extra traffic will make this worse;

- There is a beauty salon nearby;
- There are already issues with parking on the private drive to serve Cwm Glas (despite signage to say that the road is private) which might get worse; and
- Local roads are already busy.

Background

The outbuilding is currently used as a home gym and storage, and there is no on-site parking. The store is to be retained and the application therefore only seeks permission for the use of the remainder of the building as a hair and beauty salon.

Principle of Development

The application site is located within the defined settlement limit of Johnstown where employment development is directed in accordance with LDP policy SP2. The principle of development is acceptable.

Impact on Neighbouring Amenity

In acknowledging the position of the building within a predominantly residential area, regard is given to the living conditions of the occupiers of neighbouring properties. Only one customer would visit the site at a time and there would be at least 15 minutes between appointments. This would result in a limited number of customers visiting the property each working day.

Given the small scale nature of the business and the proposed opening hours of 10:00 hours – 17:00 hours Tuesday to Friday, and no working on weekends or Bank Holidays, it is considered that the impact upon residential amenity in terms of nuisance would be negligible. Suitably worded conditions could be imposed to limit opening hours and also to require the business to operate on an appointment basis only to limit comings and goings. The proposed development would not lead to unacceptable noise levels. The Council's Public Protection Officer has recommended a condition be imposed that requires noise levels do not exceed pre-existing background levels.

The building contains a window that faces towards the parking area of the neighbouring dwelling. Given that the building is at the bottom of the long rear curtilage and does not overlook the neighbouring private garden / recreation space, the development would not give rise to any concerns about loss of privacy. Public access to the building would be from the adjoining adopted road, over which the property has a right of access, which would not lead to any issues of loss of privacy.

For the reasons outlined above and subject to the imposition of suitably worded planning conditions, it is considered that the proposal would not harm the living conditions of the occupiers of neighbouring dwellings. As such, it complies with the requirements of Policy DM1 of the Local Development Plan.

Highway Considerations

The site is accessed from the rear via an unadopted road. There is no on-site parking and the applicant (who will be the sole staff member at the salon), would continue to park on Park Street, as they do now.

The site is in a sustainable location close to the village centre, a number of bus stops and other residential properties. There are 10 public parking spaces on Park Street, where customers who arrive by car would be encouraged to park. This is considered to be an acceptable level of parking to accommodate the demand associated with clients visiting the salon. Furthermore, due to the small scale nature of the proposed development (approx 6 to 10 traffic movements per day if every customer chooses to arrive by car) and the intention to operate on an appointment basis only, there would not be a significant increase in traffic generation to the area. The Council's Highway Officer has raised no objections to the proposed change of use on highway safety grounds.

Having regard to the above, the proposal would not cause detriment to highway safety and therefore complies with policy T1 of the Local Development Plan.

Natural Environment

In accordance with Policy SP19, development is required to maintain the extent, quality and connectivity of multi-functional green infrastructure. A Green Infrastructure Statement has been submitted which shows that development has a net benefit to biodiversity (NBB) and no loss of green infrastructure. The proposed NBB measures would result in a better outcome than if the site was left undeveloped. The enhancements are proportional to the size of development and therefore accord with LDP policy SP14 as well as Planning Policy Wales 12 paragraph 6.4.5.

In accordance with Policy NE6, all new development will only be permitted where there is no adverse effect on the integrity of the River Dee and Bala Lake SAC in particular through the treatment of waste water. Welsh Water has confirmed that:

- The site will drain to the Five Fords WwTW, which has the capacity to accommodate the additional wastewater in compliance with revised Permit limits; and
- The sewer network and associated WwTW has the hydraulic capacity for new connections without leading to an increase in the environmental impact of storm overflows.

Having regard to the above, the proposed development is unlikely to have a significant effect on the River Dee and Bala Lake SAC. In such terms it accords with policies NE1 and NE6 of the LDP.

Conclusion

The proposed development would not have an unacceptable impact in respect of visual amenity, residential amenity or highway safety. Subject to the suitably

worded conditions, the proposed development accords with the relevant LDP policies.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on, and contained within the following plans and reports:

   Site, Elevation and Floor Plan - PD/02
   Transport Statement, 'RE: PROPOSED HAIR AND NAIL SALON TO 3 GREENFIELD
   TERRACE, PARK STREET, JOHNSTOWN, LL14 2AB' by Spencer Cullis.

3. The salon hereby approved shall be operated on an appointment basis only.

4. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.

5. The operating hours of the use hereby permitted shall be restricted to:

   Monday - Friday 10:00 hours - 17:30 hours

   Weekends and Bank Holidays - No operation.

6. The maximum number of customers attending the application site known as 3 Greenfield Terrace, Johnstown, Wrexham shall not exceed one customer at any one time.

7. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

8. This permission shall not be for the benefit of the land but shall operate only for the benefit of the occupiers / owners of the application site known as 3 Greenfield Terrace, Johnstown, Wrexham.

9. The maximum number of staff attending the application site known as 3 Greenfield Terrace, Johnstown, Wrexham shall not exceed one staff member at any one time.

10. The use hereby permitted shall not be commence until the measures to deliver net benefit for biodiversity (NBB) as shown on plan ref: Site, Elevation and Floor Plan - PD/02 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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6. In the interest of highway safety in accordance with Policies T1 and DM1 of the Wrexham Local Development Plan.

7. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

8. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.