

Application No	W/36197
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Application Type	Full Planning
Proposal & Location	RETENTION OF USE OF PART OF DWELLING HOUSE AS A HAIRDRESSING & BEAUTY SALON AT PIBWR MILL, BOLAHHAUL ROAD, CWMFFRWD, CARMARTHEN, SA31 2LW

Applicant(s)	MRS J TURNER, PIBWR MILL, BOLAHHAUL ROAD, CWMFFRWD, CARMARTHEN, SA31 2LW
Agent	JCR PLANNING LTD - RICHARD BANKS, UNIT2 CROSS HANDS BUSINESS WORKSHOP, HEOL PARC MAWR, CROSS HANDS, CARMARTHENSHIRE, SA14 6RE
Case Officer	Richard Jones
Ward	Llangunnor
Date of validation	26/09/2017

CONSULTATIONS

Head of Transport – Recommends that the application be refused on the following grounds:

- The traffic generated by the development would use an existing access which is unsuitable because there is restricted visibility at the County Road.
- The dimensions of the site appear to be insufficient to accommodate feasible turning area facilities within its curtilage.
- The proposed development would lead to increased pedestrian movements along a section of road with no pedestrian facilities.
- The proposed development is contrary to Carmarthenshire Local Development Plan Policy TR3 (a, c and e).

Natural Resources Wales – NRW have responded as follows:

The proposed development lies within zone C2 as defined by the development advice map referred to under Technical Advice Note (TAN) 15 Development and Flood Risk (July 2004). Our Flood Map information also confirms the site is at risk of flooding. However, we do acknowledge that the application is purely for the change of use of part of a dwelling

house to a hairdressing & beauty salon, which would be considered low vulnerability under TAN 15. Due to the scale of the development we do not consider that a flood consequence assessment is required in this case. The applicant should be made aware of the potential risk of flooding to the site.

Llangunnor Community Council – No objection raised.

Local Members - County Councillor Elwyn Williams has requested that the application is reported to Planning Committee. The material planning reasons given by the local member are as follows:

- 1 This small business is established in part of a detached house, and is a very small in scale and nature, catering for the hairdressing needs of local residents. The applicant resides at the property.
- 2 The property shares an access onto Bolahaul Road with seven other properties, together with a scaffolding storage business. The additional traffic generated by a small home-based business will be minimal and indistinguishable to the total traffic associated with the existing residential properties. Some customers actually visit the property on foot, from their nearby residences.
- 3 The business has been trading for some two years with no difficulties or problems reported. The applicants pay due regard and respect to the well-being of their neighbours, and ensure there is no indiscriminate parking, or use of the “salon” at unsociable hours.

Neighbours/Public - The application has been publicised by the posting of a Site Notice adjacent to the application site. One letter of objection and one letter of support have been submitted, and these are summarised below:

Letter of Objection

From the occupier of Pantyrhodyn:

- Concerns about bringing 200 vehicles a week to this small residential area.
- Since the new owners bought the Mill, they have completely transformed the entire downstairs into a Hair Salon. With 3/4 cutting stations. Concern regarding the scale of the business with 4 members of staff and 4 customers being witnessed at the premises at the same time.
- Vehicles reversing out of their drive onto the track has been a problem as drivers then tend to drive on to our drive to turn round. Three times our wooden gates have been driven into, twice I believe it to be Salon customers.
- Concern that customers are parking and turning on land outside the premises and on neighbouring land.
- Poor visibility at the junction with Bolohaul Road onto what is a very fast road.
- Increase in traffic using a narrow land.
- Unsuitable for a commercial premises in a residential area.
- The objector estimates that based on the 3 cutting stations, each only having one customer an hour, plus the massage room, comes to a possible 32 cars a day, and that is if they only do 1 cut per hour per station.
- I have counted 13 vehicles parked in and around my land and the mill. It's not just the customers having their hair done, it's the ones waiting/deliveries and potential

customers arriving as well. There isn't room at the Mill to accommodate more than 3 cars.

- Some vehicles have reversed onto Bolahaul road and have been seen parked on the road.
- Impact on property values due to the proximity of this business and associated problems.
- The business generates a significant of refuse waste – up to 50 bags placed on the roadside.
- Concern that if approved the business will expand and exacerbate activity and vehicular movements.

Letter of Support

- The hairdressing business employs a part time hairdresser and it is in a very convenient location.
- Clients with disabilities have ample on site car parking which makes it far more convenient and accessible than other premises in Carmarthen.
- The staff provide a highly skilled, professional and friendly service to the community.

RELEVANT PLANNING HISTORY

The following previous applications have been received on the application site:-

D4/8236	Extension to dwelling Full Planning Permission	18 May 1981
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APPRAISAL

This application is being reported to committee at the written request of the local member for the Llangunnor ward. The request has been accompanied by material planning reasons.

SITE

The application site comprises part of a detached residential dwelling located off Bolahaul Road. The dwelling is a traditional structure in terms of its scale and design and is surrounded by a small group of outbuildings which were formerly part of a mill. All the structures including the dwelling face a central courtyard area which is used for access and parking within the curtilage.

The application site is accessed off Bolahaul Road and then from an unmade track of variable width which serves the property. A total of 8 properties and a scaffolding business derive access off Bolahaul Road and use the unmade track to access their properties.

The cluster of dwellings within which the application site forms part of is located roughly equi-distant between the Carmarthen outlining communities of Llangunnor and Cwmffrwd.

PROPOSAL

Full planning permission is sought for the retention of a hair and beauty salon in part of the detached property known as Pibwr Mill. The area taken up by the salon within the dwelling will amount to 27m² and will comprise a hair salon with four cutting stations at ground floor. The first floor roof space will contain a beauty therapy room. The salon has been in operation for two years and currently has 2 members of staff. There is a courtyard area to the south of the salon has space for up to 4 vehicles. This is also used by the residents of the dwelling.

The applicant has indicated that the salon is open 4 and half days a week, being closed on Sundays and Mondays and Saturday afternoon. The applicant has not indicated the opening hours of the salon but refers in the supporting statement to it being operational during normal daytime hours. Current activity levels according to the submitted statement comprise a maximum of 6 appointments a working day, with customers arriving either by car or foot.

It was not evident from the inspection of the site that any external structural changes have taken place as a result of the unauthorised use, although some signage was evident within the curtilage of the property.

PLANNING POLICY

The following policies are considered relevant in relation to the proposal:

Policy SP1 of the LDP promotes environmentally sustainable proposals and encourages the efficient use of vacant, underused or previously developed land.

Policy SP3 of the LDP refers to the settlement framework and states that provision for growth and development will be at sustainable locations in accordance with the LSP's settlement framework. In this respect Llanelli is identified as a Growth Area.

Policy SP17 of the LDP states that development will be directed to locations where adequate and appropriate infrastructure is available or can be readily available.

Policy GP1 of the LDP promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing.

Policy H10 of the LDP relates to Home Working and where permission is required proposals will be permitted where it can be demonstrated that the proposal would be compatible with adjacent land uses and that it would not result in any adverse impacts on local amenity and/or character of the area.

Policy TR3 of the LDP highlights the highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

ASSESSMENT

Turning firstly to the impact upon highway safety, the Head of Transport has inspected the site and the proposal details. Following this a number of concerns with regard to the use at this location.

When leaving the application site by car, customers have to egress back onto Bolahaul Road. The visibility at the junction is very limited to the right side and vehicles emerging onto the highway will be using an unsuitable access that falls short of the accepted standard. Approving this development will encourage further vehicles to use an already unsuitable access and could be detrimental to highway safety.

The Head of Highways has also indicated that the turning area associated with the parking provided on site appears to be of insufficient dimension to accommodate a feasible turning area within the site curtilage.

Finally it has been noted from the Highway Officer's site inspection that sections of the road leading to the site are devoid of a pedestrian footway. If customers are currently walking to site for appointments as indicated in the applicant's supporting statement they are doing so on a road with no pedestrian facilities. This is considered detrimental to the safety of pedestrians and motorists alike and allowing the use will perpetuate this.

In terms of the impact upon residential amenity, whilst it is not considered that the proposal will result in any loss of privacy or that the use results in harmful noise/ disturbance, the nature of this commercial use with associated movements during the day will be out of keeping with the residential character of the area. The highway safety impacts generated by the use are considered to result in unacceptable impacts to local residential amenity. Furthermore it is considered that the proposal represents a commercial use located in an unsustainable location. The use would be more appropriate in a town or nearby settlement and grouped with other commercial uses served by adequate parking, access and transport modes

Notwithstanding the above concerns, there are no further material planning objections considered in respect of the proposal.

THIRD PARTY REPRESENTATIONS

An objection letter and letter of support have been received.

The points raised in the letter of support are acknowledged, however, whilst there is considered convenient parking for those who are disabled the turning facilities are considered to be below standard. The letter of support also points to the site having a convenient location for those living nearby. This may be the case but it does not outweigh the concerns outlined above.

Turning now to the letter of objection. The concerns relating to highway safety, parking and turning are acknowledged and have already been addressed. The scale of the business and its location within a residential area is also noted and this is also a concern of officers given that the vehicular movements will intensify an already substandard access. The objector indicates that the use generates a significant amount more customer visits than is indicated in the applicant's supporting statement. The Council takes the information given by the applicant in good faith and has not received any evidence to the contrary to substantiate the numbers indicated by the objector. Finally concern has been

raised regarding the impact on property value. This is not a material planning consideration.

CONCLUSION

In conclusion and having regard to all material planning considerations, the retention of the hair and beauty salon is considered unacceptable in that it would be incompatible with the character of the surrounding area and have an adverse impact on local amenity, whilst having sub-standard visibility at the site access, lack of turning space within the site curtilage and lack of pedestrian facilities leading to the site. In view of the above refusal is recommended.

RECOMMENDATION – REFUSAL

REASONS

1. The proposal is contrary to Policy T3 of the Carmarthenshire Local Development Plan (December 2014) in that:

The design and layout of all development proposals will, where appropriate, be required to include:

- a. **An integrated network of convenient and safe pedestrian and cycle routes (within and from the site) which promotes the interests of pedestrians, cyclists and public transport;**
- b. **Suitable provision for access by public transport;**
- c. **Appropriate parking and where applicable, servicing space in accordance with required standards;**
- d. **Infrastructure and spaces allowing safe and easy access for those with mobility difficulties;**
- e. **Required access standards reflective of the relevant Class of road and speed restrictions including visibility splays and design features and calming measures necessary to ensure highway safety and the ease of movement is maintained, and where required enhanced;**
- f. **Provision for Sustainable Urban Drainage Systems to allow for the disposal of surface water run off from the highway.**

Proposals which do not generate unacceptable levels of traffic on the surrounding road network and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

Proposals which will not result in offsite congestion in terms of parking or service provision or where the capacity of the network is sufficient to serve the development will be permitted. Developers may be required to facilitate appropriate works as part of the granting of any permission.

- The traffic generated by the development would use an existing access which is unsuitable because there is restricted visibility at the County Road and would therefore be detrimental to highway safety.

- The dimensions of the site appear to be insufficient to accommodate feasible turning area facilities within its curtilage.
 - The proposed development would lead to increased pedestrian movements along a section of road with no pedestrian facilities, to the detriment of highway safety.
2. The proposal is contrary to Policy H10 of the Carmarthenshire Local Development Plan (December 2014) in that:
- Proposals for home working (where planning permission is required) will be permitted where it can be demonstrated that the proposal would be compatible with adjacent land uses and that it would not result in any adverse impacts on local amenity and/or the character of the area.**

In that the hair and beauty salon is incompatible with this residential area by virtue of the associated customer movements, vehicular disturbance and intensification of the site access with Bolahaul Road which is considered to fall below highway design standards. These will result in adverse impacts to local amenity and the character of the area.