

DEVELOPMENT MANAGEMENT COMMITTEE 22nd April 2024

Case No: 24/00242/FUL

Proposal: Garage conversion to Create Beauty Salon (Change of Use) and associated retrospective external works.

Location: 36 Shackleton Way, Yaxley, PE7 3AB

Applicant: Victoria Palmer

Grid Ref: (E) 517570 (N) 292164

Date of Registration: 15th February 2024

Parish: Yaxley

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Officer recommendation of approval is contrary to that of the Parish Council.

1. DESCRIPTION OF SITE AND APPLICATION
 - 1.1 36 Shackleton Way is a relatively modern two-storey detached dwellinghouse located within a residential area of Yaxley. The site is within Flood Zone 1 as per the most recent Environment Agency Flood Risk Maps and Data and there are no other constraints related to it.
 - 1.2 To the north of the dwelling is a single storey pitched roof garage which is set back from the rear elevation of the dwelling and is adjoined to the single garage serving the neighbouring property (number 34 Shackleton Way). Access is by means of a tarmacked/block paved driveway from the main section of the highway with the left hand side serving the application site and right hand serving number 34. The sections of driveway are not separated by boundary treatments and the delineation of each appears to be natural and indicated by the termination of each section of garage.
 - 1.3 This application seeks permission to change the use of the garage to a Beauty Salon. It is noted that a change has been made to the exterior of the building (the door had been changed to a glass sliding door at the time a visit was completed but it is unclear when this work was undertaken). As this is the case the description of the development has been amended (at the

agreement of the agent) to reflect the external changes as well as the change of use. Given that these were shown on the plans which have been published and consulted upon, and the fact that this is the only external change to the building (albeit shown on the existing elevations), on the balance of fairness, further public consultation was considered not to be necessary on this occasion.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: ‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).’
- 2.2 The National Planning Policy Framework (December 2023) (NPPF 2023) sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - LP4: Contributing to Infrastructure Delivery
 - LP5: Flood Risk
 - LP6: Waste Water Management
 - LP8: Key Service Centres
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP16: Sustainable Travel
 - LP17: Parking Provision and Vehicle Movement
 - LP22: Local Services and Community Facilities
 - LP30: Biodiversity and Geodiversity

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document 2017
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD 2017
- LDF Developer Contributions SPD (2011)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

The National Design Guide (2021)

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms
- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment

Local For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 0202398FUL – Erection of 161 dwellings, garaging, estate and access roads with provision of landscaping and public open space (Permission)

5. CONSULTATIONS

- 5.1 Yaxley Parish Council recommend refusal: “The Parish Council cannot support this application on grounds of its impact on access, parking and road safety on a privately owned, narrow cul-de-sac with no public footpath. Being a quiet residential area, this proposed beauty salon would have an impact on community life for the whole cul-de-sac, especially the neighbouring property which shares its driveway and owns the adjoining garage. There is no mention in the application on the existing covenant on the property not to carry out any trade business or profession from the address, nor the fact that the applicant has been operating a hairdressers from a room in the house since September 2023 and that the proposed work would require a party wall notice.

Officer comments: Matters relating to the Party Wall Act and restrictive covenants cannot be addressed via the Planning System. These are civil matters which would need to be

addressed with the relevant parties and by the applicant. A response to comments has been provided by the applicant and this acknowledges these issues. It is acknowledged that there is an assertion that clients have been visiting the applicant's property prior to this application but this is not a matter for consideration under this submission and the requirement for planning permission for this would be a matter of fact and degree as to if any material change of use had occurred (thereby creating a breach). Such matters can be addressed through the Council's Planning Enforcement Team should it be considered that a breach has occurred. The matters raised which are material planning considerations shall be discussed in the proceeding sections of this report.

- 5.2 Cambridgeshire County Council Highways Team –No objections – further details in the proceeding sections of this report.
- 5.3 HDC Environmental Health – No objections.

6. REPRESENTATIONS

6.1 37 Comments have been received in total. Of these, two are a response from the applicant (aside from the separate rebuttal via the agent). These naturally support the application and whilst points raised have been considered, for probity reasons they have not been included in the overall number of responses. Therefore, of the 35 remaining there were ten objections (these originate from seven different properties and provide additional context) and 25 in support (this time from 23 different properties). These are available to view in full on HDC's Public Access Site but broadly relate to the following matters:

6.2 Objections:

*Issues with parking, increased traffic, carbon emissions and potential problems with emergency vehicle access which would increase due to customers and staff and affect the enjoyment of the area by those who live there and use it.

*Parking taking place on green space causing safety issues.

*Concerns that the volume of visitors cannot be controlled or monitored.

*Too many issues to offer support and consider more appropriate locations for development with commercial/retail units available.

*Local residents were not notified of the change in advance and suggestion that it wasn't publicised on purpose.

*Concerns that Great Crested Newts (from the water body on the green space opposite the site) would be harmed.

*Increased harm on visual amenity as a result of vehicles parking on the green space.

*Concerns that misleading information has been provided with regard to the anticipated number of visitors due to space available in the salon and that the description as a beauty salon is incorrect. Further suggestion that the times of operation is misleading as is the description of the building in question and additional works are proposed which do not form part of the application (roller shutter for example).

*Works have already been completed (referencing the door).

*Access to the salon would be impacted by vehicles parked on the drive.

*Other businesses operating within the street do not attract visitors or those that do are not there for extended periods. These properties may or may not be affected by the restrictive covenant (referred to in the preceding sections of this report).

*Concerns that comments have been received from people not local to the area.

*There would be a general detrimental impact on the area.

*Impact on property values and future sale of properties.

*Economic concerns and lack of demonstration of need for business of this type in this location. Concern that this could have wider impacts on town-centre footfall by a business being run from home.

*Impact on mental health and wellbeing of neighbours and no measures within the proposal to mitigate issues with noise, odour, fire safety or danger to life and increased insurance premiums.

*Failure to consider the Party Wall Act.

*Suggestion that a salon is already being operated from within the dwelling.

Officer comments: Those matters which are material considerations will be addressed in the proceeding sections of this report. As indicated above, some matters are not material planning considerations and the Local Planning Authority (LPA) cannot consider in the determination of this application:

*Party Wall matters.

*Increased insurance premiums.

- *Property value or re-sale options.
- *Potential breaches of planning control unrelated to scheme.
- *The origin of comments received.
- *Restrictive covenants.
- *Location of proposal (see below)

Whilst the suitability of development in an area will be considered (and each application is assessed upon its own merits) it is not the role of the LPA to direct development to other areas (unless there are material planning reasons to do so or the location is specified as part of Local or National Planning Policy). Therefore, if an application accords with these Policies and is appropriate when assessed against all other material considerations the LPA cannot justifiably refuse an application simply due to the fact that it would be 'preferable' for it to be located elsewhere.

Officers also note that there is a suggestion that neighbours were not notified of the proposals. In this case there was no requirement for the LPA to display a site notice and the LPA has exercised its duties in notifying neighbours abutting the application site in writing and in excess of 21 days has been allowed between the notification and the preparation of this report. Whilst it is advisable for an applicant to discuss a potential scheme with neighbours in advance it is not a requirement for this to be undertaken. Any other works not forming part of this application would need to be addressed under a separate submission.

6.3 Support:

- *Community engagement and support with the business engaging the local area and wider communities and allowing social interaction.
- *Allow for the continuation of a local business to meet residents needs which the Council should support and encourage.
- *Access to services will remain for vulnerable members of the community and within walking distance for some.
- *Reduced carbon emissions due to the local nature of the business with some walking/sharing vehicles.
- *There are other businesses registered locally and many other green spaces in the area (in response to concerns regarding parking/increased vehicle movements). And these increased movements would not differ from a resident having visitors to their property. No evidence that cars are parking on the grass or churning it up.
- *Does not consider that there are any noise pollution concerns as a result of the proposal nor will the small increase in footfall

result in harm in terms of parking and vehicle movements. There is room to park on the driveway. Understand cause for concerns if more staff or clients proposed but this isn't the case.

*This establishment will support increased demand for such services due to the expansion of the area.

*Young entrepreneurs required for villages to allow them to thrive in the future and the village needs more affordable local businesses with applicant a respected member of the community.

*Suggestions that comments made in objections are biased and inaccurate and unsure why there are any issues. Also suggest that some matters raised are not pertinent to the matters for consideration.

*No structural alterations needed to accommodate development and given its location it will not be noticeable to any residents.

*Misinterpretation in objections to the need for a Party Wall Agreement.

Officer comments: Again, the matters discussed above shall be addressed in the proceeding sections of this report. No further reference will be made to the Party Wall Act as this is not a planning matter. It is noted that there are concerns about the validity of some matters raised in the objections but as stated, anyone may comment on a planning application and all matters (which are material considerations) are taken into account. One of the supporting comments also raised a query to the Parish Council regarding dog walking on the green space opposite the site but this is not a matter to be addressed as part of this report.

- 6.4 As referenced above, the applicant has also provided additional comments (again available to view on the file) as well as a formal response to some of the objections raised. These responses shall be considered in the assessment of the application.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and

to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2023). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.

- 7.3 In Huntingdonshire the Development Plan consists of a number of adopted neighbourhood plans, however, there is not an adopted neighbourhood plan in place for Yaxley. Therefore, in this case no neighbourhood plans are given weight in the determination of this application.
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- The principle of development
 - Design and visual amenity
 - Residential amenity
 - Highway safety and parking provision
 - Flood risk and surface water
 - Biodiversity

The principle of the development

- 7.6 The site is located within the built-up area of Yaxley which is identified as a Key Service Centre under Policy LP8 of the Huntingdonshire Local Plan to 2036. Policy LP8 defines these as ‘large villages outside of spatial planning areas that offer a range of services and facilities to meet the needs of residents and to some extent the residents of other villages nearby’. LP8 goes on to state that ‘these villages are capable of accommodating some development sustainably due to the level of services, facilities and infrastructure they contain and that further sustainable development within them can contribute to the social and economic sustainability of these settlements thereby supporting a thriving rural economy’.
- 7.7 Further to the above, Policy LP22 of the Huntingdonshire Local Plan to 2036 (Local Services and Community Facilities) states (amongst other matters) that ‘a proposal for a new local service

or community facility within a built-up area will be supported where:

*It is of a scale to serve local needs;

*Comprises up to a maximum of 600m² net internal floorspace for a main town centre use; and

*provides for a new service or facility or it retains and enhances an existing service or facility, including through the provision of premises suitable for mixed use or community functions’.

Whilst in this case, given the limited scale of the proposed scheme Policy LP22 is not wholly relevant, in this case it does offer a new or enhanced local facility within a Key Service Centre which must be considered to support both the social and economic needs of the village thereby supporting a thriving rural economy in accordance with Policy LP8 of the Huntingdonshire Local Plan to 2036.

7.8 It should also be noted that the National Planning Policy Framework (NPPF) 2023 at paragraph 85 states (amongst other matters) that ‘Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development’. With paragraph 88 (a) stating ‘planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings’.

7.9 In this case, whilst the objections raise concerns about the potential for this business reducing footfall within town centres, the development relates to the change of use of a small residential garage within a built-up area of a Key Service Centre which is supported in the Local Plan and the NPPF. The applicant has stated that attempts to secure other premises have failed. This change will support the longer term viability of the applicants business and (as addressed above) will support the Key Service Centre in its economic viability. Therefore, having regard to the requirements of the Huntingdonshire Local Plan to 2036 and the NPPF (2023) it is considered that the proposed change of use is acceptable in principle subject to compliance with other relevant policies and considerations.

Design and Visual Amenity

7.10 Shackleton Way is a relatively recent (having been constructed in the past 20 years or so) residential housing area in Yaxley. It is accessed via Scott Drive with the application site to the western section of Shackleton Way with

the dwellings to the east on the opposite side of a central green space. The site has the character of a modern housing development and hosts dwellings of varying scale, design and material finish. It cannot be considered that there is a uniform style of development. Many of the dwellings have garages which are either integrated or detached units set back from the principal elevation and attached to the neighbouring garage. There are examples of some which have been converted over time with windows in place of the original garage doors.

7.11 Number 36 is located off of the main section of Shackleton Way on a block paved section of road which appears to be private (and this is indicated in some of the comments). It is a detached two-storey dwelling with a pitched roof (side gabled) garage to its north. Whilst the garage is a detached unit, the right hand garage is owned by the occupier of number 34 Shackleton Way. In terms of visual appearance, the only change (retrospective) is the addition of the glazed sliding door to the front elevation. There are no proposed changes to the scale of the building and the remaining changes (to facilitate the conversion) are all internal and therefore do not require planning permission. Given the previously referred to variance and conversions in the area it cannot be considered that the external changes have caused visual harm to the area (particularly given its location set back in the plot) and any minor increase in vehicle movements or parking would not be out of character or cause significant visual harm.

7.12 In considering the wider impact on the character of the area as a result of the use, the LPA is required to consider if the change will result in such a degree of intensification that the residential nature would be altered. The application is accompanied by a Design and Access Statement which details that the hours of operation shall be 10am to 6pm Wednesday to Friday and 10am to 2pm on a Saturday with none on Sunday and Bank Holidays. This does differ from those shown on the application form (which states Monday to Friday 10am to 6pm), however, given that the Design and Access Statement states this and this is the documents which has been consulted upon, these are the hours that shall be conditioned in the event that Members vote to support the recommendation of approval. Further (and as is referenced in the comments from the applicant), the salon would operate on a 'one in and one out' basis and no 'walk-in' appointments and a maximum of five clients per day. There will also be a 20 minute gap between appointments to reduce the risk of any overlap and thus minimise the footfall in the area. Further, the only staff member will be the applicant (who lives on site). It should be noted that HDC's Environmental Health Team have been consulted and have raised no objections to the proposals.

- 7.13 Therefore, having regard to the above, whilst the concerns in the objections are noted, on balance it cannot be considered that the above volumes would result in such a degree of intensification of the area that it would cause harm to the residential character, or be significantly different to an occupant hosting friends or family. It therefore considered to be in accordance with Policies LP11 and LP12 of the Local Plan to 2036 in this regard.

Residential Amenity

- 7.14 Policy LP14 of the Local Plan to 2036 states that “a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.” In this case many of the objections relate to concerns on the potential impact on the residential amenity of neighbours due to increased noise and disturbance as a result of a commercial enterprise being undertaken. It is acknowledged that reference is made in some of the comments regarding other business which either do or have been operating in the area but, given that the LPA does not have in-depth knowledge of these nor the resultant footfall (if any) these have not been used as a comparison and this application is assessed upon its own merits. The changes to the building (insertion of a door) given its location and the fact that it looks towards areas already publicly visible do not result in privacy issues.

- 7.15 One particular concern was that the footfall and client numbers stated were misleading as well as the description of the use as a beauty salon. In this case, whilst the comments in support indicate that the main use will be hairdressing it is not considered that the description as a beauty salon is incorrect and the main focus in making this decision is any potential increased footfall or disturbance as a result of the use. It is not considered that in this respect a hairdresser or beauty salon would be carrying out activities which would vary significantly such to cause increased harm or require it to be assessed differently. As referenced above, the applicant has stated their hours and days/times of operation. These are considered acceptable and will not result in increased footfall or disturbance outside of normal working hours. These hours shall be recommended to be conditioned if Members are minded to approve the proposal and any breach would leave the applicant exposed to action from the Planning Enforcement Team. If the applicant wishes to amend this condition at a later date, then a formal application to the LPA

would be required and would be subject to further public consultation.

- 7.16 In considering impacts of the operation of the salon, it is not considered that the type of equipment typically used in such establishments would result in noise, disturbance or increased odour. This is particularly so when the hours of operation are considered as well as activities which could be undertaken in a residential setting without the need for planning permission. E.g., a homeowner would be undertaking hair washing, use of hair dryers and so on. Nor is it considered that the increased footfall would result in significantly increased carbon emissions. As above, HDC's Environmental Health Team have been consulted and raise no objections.
- 7.17 It is noted that there are concerns on the potential impacts on wellbeing and mental health as a result of the proposal. Whilst this is acknowledged, as detailed above, on balance it cannot be reasonably concluded that factors arising from this use would result in such significant impacts that a refusal of the application would be justified. Further, matters regarding concerns of danger to life and fire risk are not considered to be matters which can be given significant weight in this determination. Whilst it is noted that the garage will be 'habitable' in its present form it could house a motor vehicle or several motorcycles and potentially be used for the storage of volatile materials such as fuel and oil. Therefore, the risk of such occurrences is likely to be neutral (if not lower).
- 7.18 Overall therefore, taking all of the above matters into consideration the development is therefore considered to be acceptable in terms of residential amenity and accords with Policy LP14 of the Local Plan to 2036 in this regard.

Parking Provision and Highway Safety

- 7.19 The application form details that there will be one employee (the applicant lives on site and she will be the only person working there and this is what this refers to which is confirmed in the Design and Access Statement). Matters relating to the control of clients to the business are detailed in the preceding sections of this report but broadly speaking there should only be one vehicle (from a client visiting the site) at any one time. It may of course be that some people who live locally will travel by sustainable travel methods and therefore not require parking. However, notwithstanding the above, in the event that someone does visit in a car then there is space on the driveway for at least two vehicles to park. (There is 12.7 metres from the front of the garage to the boundary of the site). At the time a site visit was carried out there was one car on the driveway and still access to the building via the sliding doors. The neighbouring dwelling (which shares the other half garage and the driveway)

had two vehicles parked on their section and there was still ample space for manoeuvrability.

- 7.20 It is acknowledged that the conversion of the garage will result in the loss of some parking provision at the property (though of course there is no guarantee that this is presently being used for parking). In practice, there may be occasions where parking on the highway takes place but the volume of visitors caused by this use (having regard to conditions) cannot be considered to cause significant harm. There are demarcated footways directly to the front and opposite the property and space to park on the road if required. There is no reason to consider that this would result in vehicles parking on the green space nor that the minor increase in visitors to the area would be significantly different to visitors, deliveries, general comings and goings from residents etc.
- 7.21 It is noted that there is concern that emergency vehicles may experience difficulties in access due to parking. As detailed above, in the event that this does happen it is considered that the road has been designed in such a way that emergency vehicles would be able to access in the event that someone had parked on the road. Whilst it is acknowledged that larger vehicles may present more of an obstruction, whilst encroachment on to the grassed area is not in any way encouraged it should be recognised that in an emergency any such vehicle would take any steps required in order to access. With no built development opposite there is nothing preventing this from taking place if needed.
- 7.22 Cambridgeshire County Council CCC as the Local Highways Authority have been consulted on the application and raise no objections stating that “Regarding the garage conversion from garage to salon. The Design and Access statement indicates that the salon will operate between 10am to 6pm on a booking system with a 1 in and 1 out system. With a 20 minute gap between appointments. Only 1 employee is indicated, this being the applicant. It goes on to indicate there would be 4-5 customers per day. Given this level of traffic generation this could not be considered as significant.

Although it indicates that there are two off street parking spaces it does not specify that these will be available for customers, obviously, this is dependent on the existing number of vehicles at the property and whether these will be vacant during the proposed times of operation. Given the above I could have no objection to that proposed with regards to traffic generation.

With regards to any possible parking on street and the removal of the garage this will need to be assessed by the Local Planning Authority in relation to existing public amenity and availability of parking provision.

Following a careful review of the documents provided to the Highway Authority as part of the above planning application, no significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.”

- 7.23 Overall, having regard to the location which would allow for clients to access the service via sustainable travel methods, the above assessment on the level of parking provision and controls which can be put in place via condition and the favourable comments from CCC as specialists, the proposed development is considered to be acceptable with regard to parking provision and would not be significantly detrimental to highway safety in the locality. It therefore broadly accords with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036 in this regard.

Biodiversity

- 7.24 Policy LP30 of the Local Plan to 2036 states that “a proposal will ensure no net loss in biodiversity and achieve a net gain where possible.”
- 7.25 In this case, the wording of the policy ‘where possible’ is considered to be relevant. The proposal does not result in any increase in footprint and relates to a domestic garage on a maintained residential site. The garage is not an old building and appears to be in good repair. Its value in terms of biodiversity is considered to be low and so the conversion is considered to have a neutral impact on the overall value of the site. The nature of the development also provides limited scope for providing a net gain.
- 7.26 It is noted that there are concerns about the possibility of Great Crested Newts in the body of water within the green space to the front (which at the closest point is approx. 50 metres away). However, it cannot be reasonably considered that this development (with no increased footprint or ground disturbance) will cause harm and it would also not be justified to suggest that the level of increased visitors to the area have the potential to impact the population or habitats of Great Crested Newts when visitors to the area for other means (visiting friends, family, occupiers, deliveries and so on) are uncontrolled.
- 7.27 Having regard to the above the proposal is considered to be acceptable in terms of biodiversity impacts and broadly accords with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Flood risk

- 7.28 The application site is within Flood Zone 1 and is therefore not subject to the Sequential or Exception Tests required by the NPPF (2023). Nor (given its scale) does it require the submission of a Flood Risk Assessment (FRA). The development does not increase the footprint of the building nor introduce any additional hard surfacing. Activities taking place within it are unlikely to place significant pressure on the established waste water system (having regard to activities which could already be undertaken in a residential setting).
- 7.29 The development is therefore considered to be acceptable with regard to its approach to flood risk and therefore accords with Policy LP5 of the Huntingdonshire Local Plan to 2036.

8. RECOMMENDATION – APPROVAL subject to conditions to include the following

- Time limit
- Accordance with approved plans
- Materials retained
- Hours of operation
- Client management, e.g. appointment only service, 20 min gap between appointments etc
- Business use only in association with occupiers of main property 36 Shackleton Way

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs

CONTACT OFFICER: Kevin Simpson
Enquiries kevin.simpson@huntingdonshire.gov.uk

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 24/00242/FUL
Date: 28 February 2024 13:12:56

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/02/2024 1:12 PM from [REDACTED].

Application Summary

Address:	36 Shackleton Way Yaxley Peterborough PE7 3AB
Proposal:	Garage conversion to create Beauty Salon (Change of Use)
Case Officer:	Kevin Simpson

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	clerk@yaxleypc.org.uk
Address:	Yaxley Parish Council, The Amenity Centre, Main Street, Yaxley pe7 3lu

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: The Parish Council cannot support this application on grounds of its impact on access, parking and road safety on a privately owned, narrow, cul de sac with no public footpath. Being a quiet residential area, this proposed beauty salon would have an impact on community life for the whole cul de sac, especially the neighbouring property which shares its driveway and owns the adjoining garage. There is no mention in the application of the existing covenant on the property not to carry out any trade business or profession from the address, nor the fact that the applicant has been operating a hairdressers from a room in the house since September 2023 and that the proposed work would require a party wall notice.

Kind regards

Development Management Committee



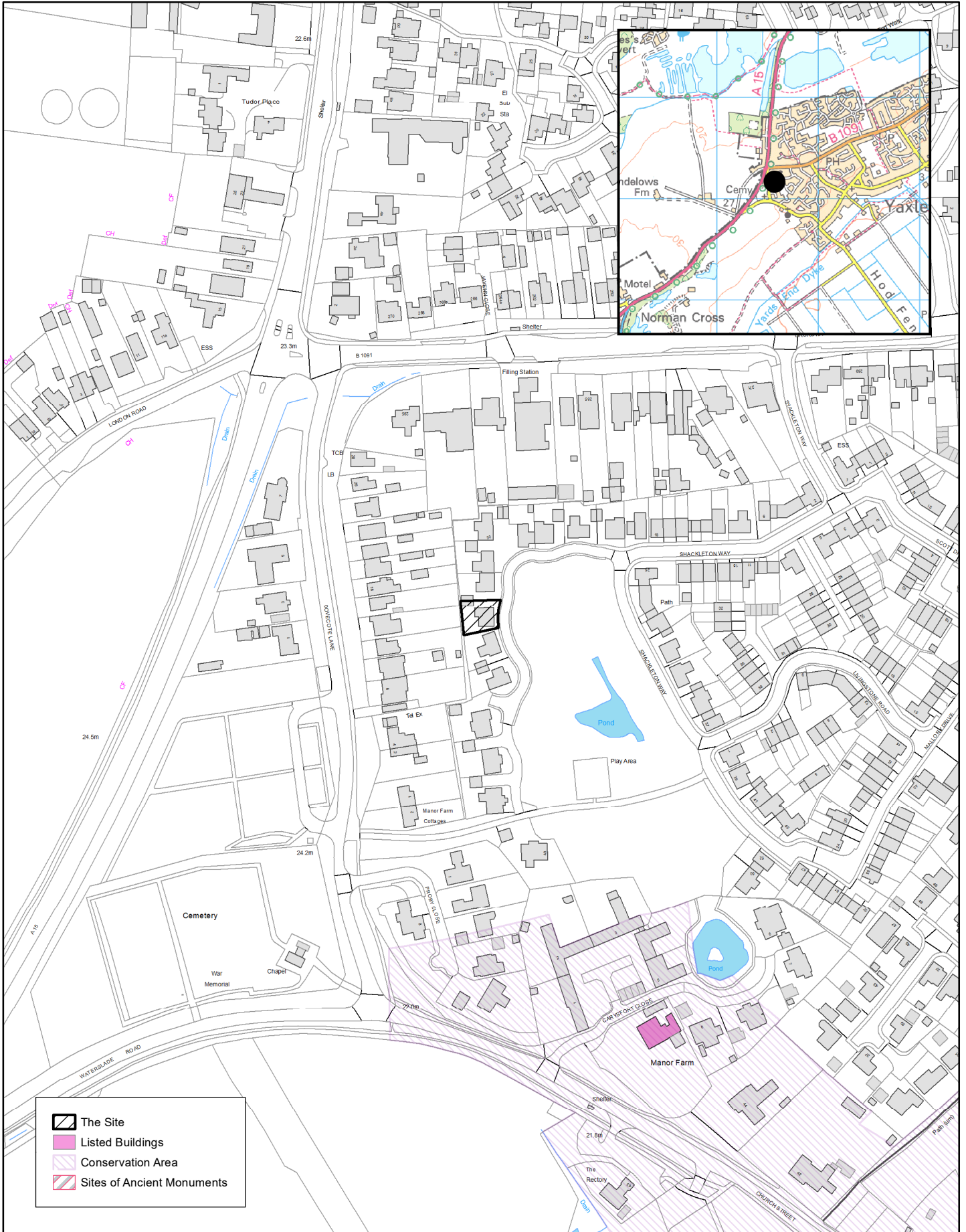
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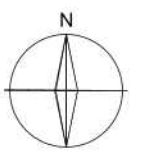
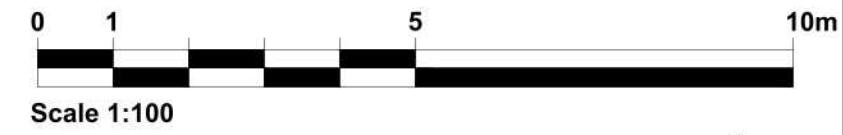
Application Ref:24/00242/FUL

Date Created: 09/04/2024

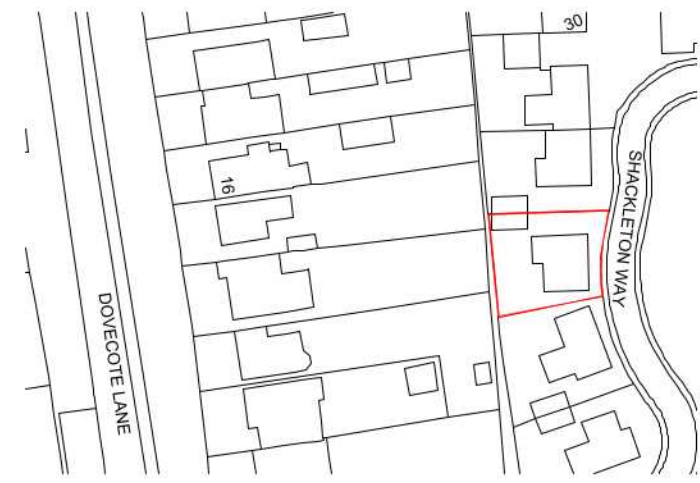
Location: Yaxley

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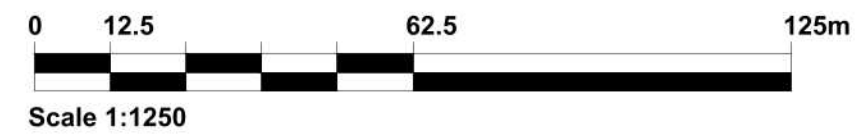




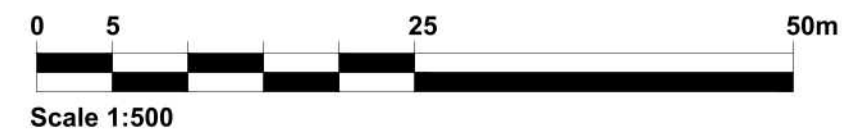
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LOCATION PLAN 1:1250



BLOCK PLAN 1:500



Existing site area: 252 sqm

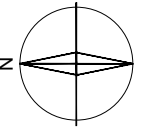
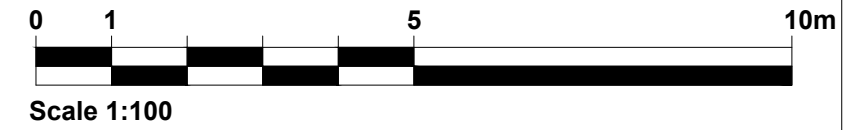
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Planning			
Drawing Title: Location and Block Plan Parking plan			
Project & Drawing Number: 24.36SW.P03			
Rev:	Scale:	Sheet size:	Date:
-	1:100	A3	Jan 24

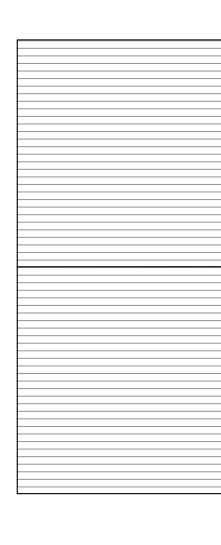
Site Address: Vicky Palmer
36 Shackleton Way,
Yaxley PE7 3AB



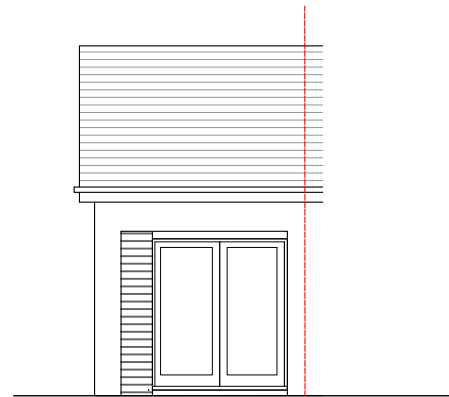
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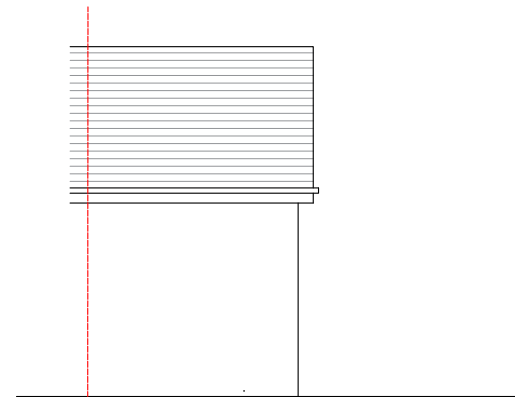
FLOOR PLAN



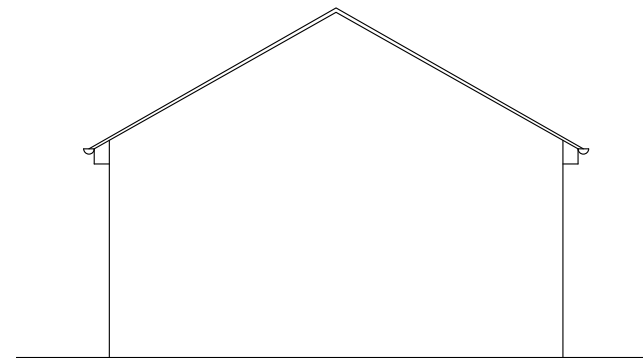
ROOF PLAN



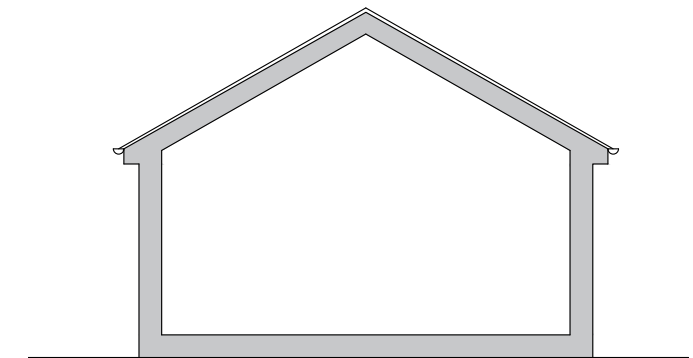
FRONT ELEVATION- NORTH WEST



REAR ELEVATION-NORTH EAST



SIDE ELEVATION-SOUTH



SIDE ELEVATION-NORTH

Existing gross internal area: 15.7 sqm
Proposed gross internal area: 12.7 sqm
Existing site area: 287 sqm

Planning

Drawing Title:
Existing floor plans and elevations

Site Address: Vicky Palmer
36 Shackleton Way,
Yaxley PE7 3AB

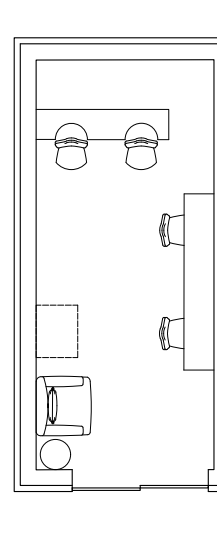
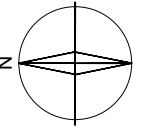
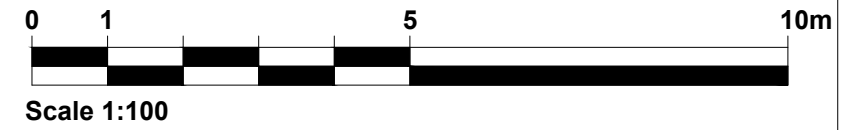
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Project & Drawing Number:
24.36SW.P01

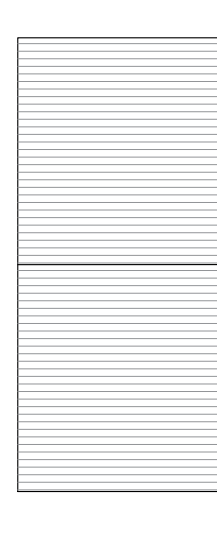
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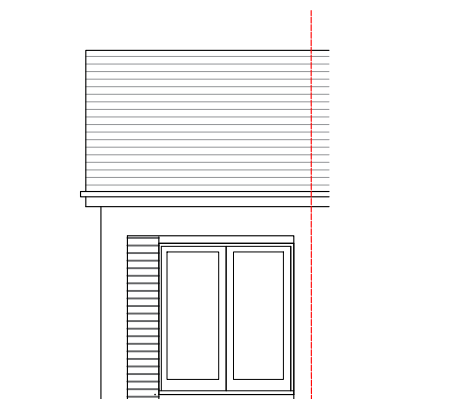
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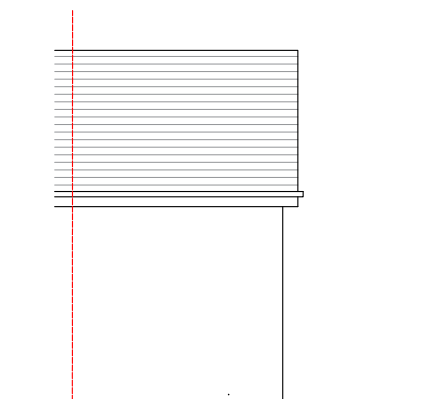
FLOOR PLAN



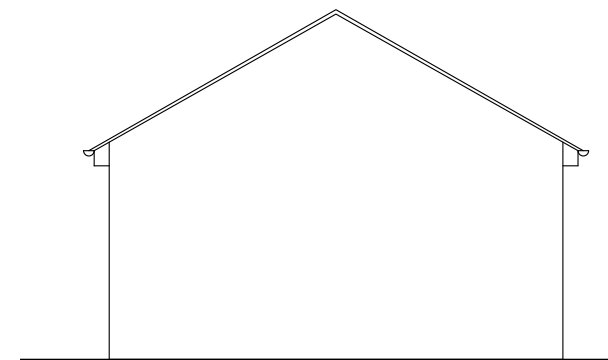
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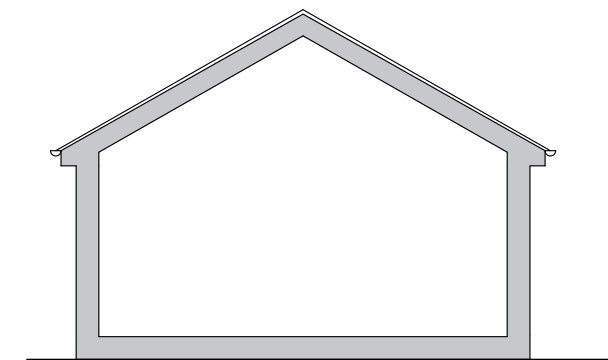
FRONT ELEVATION- NORTH WEST



REAR ELEVATION-NORTH EAST



SIDE ELEVATION-SOUTH



SIDE ELEVATION-NORTH

Planning

Drawing Title: Proposed floor plans and elevations

Project & Drawing Number:
24.36SW.P02

Rev: - Scale: 1:100 Sheet size: A3 Date: Jan 24

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