

'St Neots Nails'

64 High Street

St Neots

PE19 1JG

Planning Statement

Introduction

The proposal is for a 'Change of use'; from a Hairdressers to Nail Bar (Sui Generis). The Proposal at No.64 is at the end of the High Street and makes up a parade of commercial businesses along the south side. There are continuous ground floor commercial frontages along both sides of the High Street.

Reasons

Policy SP01 of the 2010 Core Strategy promotes the economic vibrancy of district centres, including by increasing retail uses. Policy DM1 of the Managing Development Document 2013 gives priority to protecting A11 uses. This is unless the level of A1 frontage has not fallen below 50%, the new use supports the function of the town centre shop, does not result in an over-concentration of non-A1 uses and supports the town centre mix and diversity.

Conclusion

The proposal of a 'Nail Bar' at No. 64 contributes positively to the vitality and viability of the High St and its surrounding shopping area.