OFFICER REPORT

Case No: 25/00254/FUL Full Planning Application

Proposal: Change of use and partial conversion of first floor salon use to Airbnb/short term letting accommodation.

Location: Hairdresser 10 High Street Stilton

Applicant: Mrs Sharon Mason

Grid Ref: 516269 289249

DESCRIPTION OF SITE AND APPLICATION

This application relates to the first floor of No.10 High Street in the village of Stilton. No.10 was formally a dwelling house and at present the detached building is used as a hairdressers. Planning history on the site indicates the ground floor of the building obtained permission for the use as a hairdressers and beauty room in 2013 and in 2016 the first floor was permitted for the change of use to a trichology room and advanced training salon.

No.10 is located in Stilton Conservation Area and within Flood Zone 1 according to the latest Environment Agency Mapping and Strategic Flood Risk Assessment (2024). The site is at low risk from all other sources of flooding. The building south of the application site No.12 High Street is a grade II listed building. There are a couple of other grade II listed building in the vicinity of No.10.

The application seeks to partially convert the first floor of the dwelling into short term holiday accommodation with one bedroom and bathroom, living area and kitchen area. The first-floor tanning salon and utility room would be retained for salon use. No external alteration to the appearance of the building are sought as part of the proposal. The proposed length of the holiday let stays is not detailed in the submitted application.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (12th December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 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 10).'

The NPPF 2024 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.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

Huntingdonshire's Local Plan to 2036 - adopted 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
*LP15: Surface Water
*LP16: Sustainable Travel
*LP17: Parking Provision and Vehicle Movement
*LP30: Biodiversity and Geodiversity
*LP31: Trees, Woodland, Hedges and Hedgerows

There is no 'made' or emerging Neighbourhood Plan for Stilton.

Local policies are viewable at https://www.huntingdonshire.gov.uk

Supplementary Planning Documents (SPD) and Guidance:
Huntingdonshire Design Guide Supplementary Planning Document 2017
Developer Contributions SPD 2011
Huntingdonshire Landscape and Townscape SPD (2022)
Huntingdonshire Strategic Flood Risk Assessment (2024)
Cambridgeshire Flood and Water SPD 2017
LDF Developer Contributions SPD (2011)

PLANNING HISTORY
22/01784/FUL-Extension of existing dayroom and change of use of existing dayroom to residential annex including erection of two covered storage areas with solar panels on the roofs.- Permitted 19.05.2023

16/00381/FUL- Proposed change of use of 2 no. first floor bedrooms to trichology room and advanced training salon and internal alterations to ground and first floor.-Permitted 20.04.2016

1301103FUL Change of use of part of ground floor to hairdressers (A1) and beauty room (sui generis)- Permitted 25.10.2013

CONSULTATIONS
Stilton Parish Council - No objection and recommend approval. The Parish Council supports and encourages new businesses which would attract visitors to the village.

Conservation Officer- No objection.

REPRESENTATIONS
One third party representation raised in support of the application raised the following material planning matters:
- The business proposed will help to support other businesses in the village.
- There would be less of a demand on parking given the current use of the building.

SUMMARY OF ISSUES
The main issues to consider in the determination of this application are:
- Principle of development
- Design, Visual Amenity and Impact on the Conservation Area
- Parking

o Residential amenity

*Principle of Development
The application site is located within the built-up area of the village of Stilton, which is defined by the Local Plan as a 'Small Settlement'.

Local Plan Policy LP9 supports development proposals located within a built-up area of a Small Settlement where the amount and location of development proposed is sustainable in relation to the:
a. level of service and infrastructure provision within the settlement;
b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
c. effect on the character of the immediate locality and the settlement as a whole.

In regard to criteria (a) and (b), the settlement of Stilton offers a range of day-to-day facilities including a primary school, a local shop, a public house, chemist and church. Furthermore, the site is located approximately 150m south of two bus stops which provide regular services to Huntingdon and the City of Peterborough which offer a wider range of facilities and services. As such, the Local Planning Authority are satisfied the proposed change of use to short term holiday accommodation, in this location is sustainable given the level of existing services and infrastructure to serve future visitors and these can be accessed with sustainable modes of travel.

In regard to criterion (c), the effect of the development proposal on the character of the immediate locality is discussed below and is considered to be acceptable.

Local Plan Policy LP22 additionally supports development proposals for local services or community facilities within a built-up area where it:
a. is of a scale to serve local needs;
b. comprises up to a maximum of 600m2 net internal floorspace for a main town centre use; and
c. provides for a new service or facility or it retains or enhances an existing service or facility, including through the provision of premises suitable for mixed use or multiple community functions.

As detailed in the accompanying Design and Access Statement (DAS), the short-term holiday let website known as Airbnb lists 4no. properties in the village of Stilton, of which one of them has over 200 reviews. This demonstrates that there is a public demand for this form of development. The DAS also notes the demand for such development would also arise from weddings hosted in the Bell Hotel adjacent to the building subject of this application. Officers therefore consider the single short term holiday accommodation proposed, comprising of one bedroom, is considered a suitable scale to serve local need. Should the development be permitted, the salon use would be retained albeit at a slightly reduced capacity. Notwithstanding this, the proposed development would offer 35m2 of a new service provision within Stilton whilst retaining the existing community use and forming a mixed-use community building. The proposal is therefore considered to accord with Local Plan Policy LP22.

Given the above, the proposed change of use accords with Policies LP9 and LP22 of the Local Plan. The principle of development is therefore considered to be acceptable subject to the following material planning considerations.

*Design, Visual Amenity and Impact on the Conservation Area
This application seeks to partially change the use of the first floor of No.10 High Street in the Stilton Conservation Area, whereby special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area as per Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. NPPF advice and Local Plan Policy LP 34 aligns with this statutory duty. Additionally, the building is located within the setting of the three Listed Buildings which stand on High Street whereby special regard shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, as per Section 16(2) of the Planning (LBCA) Act 1990 (as amended).

Furthermore, development proposals will be supported where it is demonstrated that it responds positively to its context (Local Plan Policy LP 11), is well designed and demonstrates that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape (Local Plan Policy LP 12).

Given no external alterations are sought by the application, the proposal is not considered to harm the setting of the adjacent listed buildings and the character of the conservation area. Additionally, the Conservation Officer was consulted as part of the application and raises no objection to the proposed change of use.

The accompanying design and access statement confirms access to the first-floor accommodation would be via a rear entrance where guests can then make their way up the stairs without having to enter the salon. This design solution would reduce conflict between the two uses.

The proposal is therefore considered to be in accordance with Local Plan Policies LP11, LP12 and LP34, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the NPPF.

*Parking
Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

The building as existing is serviced with unrestricted on-street parking off High Street and there is also limited on-site parking.

The accompanying design and access statement noted the first floor operated in the past with as many as 4 staff and 4 customers at any one time. Given the proposed holiday let would only comprise of a double bedroom it would be likely it would drive a maximum demand for parking for two vehicles. The proposed change of use is therefore considered to pose less of a demand to on street parking in the vicinity of the building when compared to the existing use.

Notwithstanding the above, as noted in a previous section of this report the building subject of this application is located in a sustainable settlement whereby visitors of the proposed holiday let would be able to access day-to-day facilities and services via sustainable transport methods.

It is acknowledged by Officers that parking was a contentious issue for previous change of use applications (application ref 1301103/FUL and 16/00381/FUL) on the site. As detailed in previous Officer reports the purpose of Local Plan Policy LP17 is to provide sufficient parking to meet development needs without having to secure a fixed number of parking spaces for any given use. At the time of writing Officers considered there to be sufficient parking for applications ref 1301103/FUL and 16/00381/FUL to be permitted. In this case Officers consider the proposal to create less of a demand for on street parking than the previously permitted uses.

It is also noted that there are some parking restrictions in place along the High Street, however this is generally around the junctions to the High Street where there are double yellow lines. Parking takes place around these restrictions.

On this basis, the proposal includes adequate parking arrangements in accordance with Local Plan Policies LP16 and LP17.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states 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.

A condition imposed on the permission to convert the ground floor use permitted as a hairdressers and beauty room (application ref 1301103/FUL and 16/00381/FUL) limited the opening hours to between 9am-6pm Tuesday to Friday, 9am-4pm Saturdays and no more than 3 staff shall be working at the site between the hours of 6pm-8pm on Tuesdays and Wednesdays. The reason this condition was imposed on the consent was in the interests of residential amenity. Officers are therefore satisfied that visitors of the proposed use would not unduly be impacted by noise from the ground floor use.

Given the proposal does not seek any external alterations and the building is located in a mixed-use area, it is considered the proposed development would not form unacceptable noise, overlooking, overbearing and overshadowing impacts. On this basis the proposal is not considered likely to have an unacceptable impact on the residential amenity of neighbours or the short-term occupants and therefore accords with Local Plan Policy LP14.

*Other matters
There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusion
The proposed development is considered to be compliant with relevant national and local planning policy as:
-The principle of the proposed change of use to holiday accommodation is acceptable.
-The proposal would not result in an unsustainable form of development.
-The proposed development would have no significant adverse impact on the overall appearance and character of the area or upon residential amenity.
-The proposal includes acceptable arrangements for access and parking to ensure there are no significant impacts to highway safety.
-There are no other material planning considerations which have a significant bearing on the determination of this application

Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission should be granted subject to the imposition of appropriate conditions.

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:
Enquiries about this report to **Charlotte Dew**