



design consultants

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Main Street, Urquhart, Elgin, Moray, IV30 8LG

PLANNING REVIEW

**PROJECT :- CONVERT PART OF GARAGE TO HAIR SALON AT
7 MITCHELL CRESCENT, BISHOPMILL, ELGIN.**

PROJECT NUMBER 23-27

PLANNING REFERENCE NUMBER 23/01971/APP

Appellant Ms Miglena Stefanova.

The application was to convert part of the existing domestic garage into a single seat hair salon for the applicant to work in for 3 hours a day from 3pm to 6pm Tuesday to Saturday inclusive. This represents a maximum of 15 hours a week. At present the appellant cuts hair for locals but is mobile which is not convenient but the facility is appreciated by others who live close by. The appellant thought she would do the right thing and apply to the council for consent to carry out the work from the front section of her existing garage retaining the rear section as a garden store. The garage is not used at present to keep a car.

During the course of the application we discussed with Transportation that we could provide 3 parking spaces within the site and plans were amended to reflect this. Transportation agreed that the layout as presented was now acceptable.

One of the two reasons given for refusal of the application was that *"the increase in footfall and traffic movements with their associated noise and disturbance would have a detrimental impact on the residential amenity of the surrounding residential properties"*



To remind the Review Board this is a 3 hours a day facility with one salon chair operating between 3pm and 6pm from Tuesday to Saturday only. The maximum number of people likely to use this facility in any one week would be 15. The facility is for local people who can walk to the salon but with an additional car parking space within the site being provided approved by Transportation department. *In terms of NPF4 policy 16b the proposal would contribute to providing and enhancing local infrastructure facilities and services and improve the residential amenity of the surrounding area. In terms of NPF4 policy 14c the proposal is not detrimental to the area and is consistent with the 16 qualities of successful places. In terms of policies DP1 (Development Principals) the character of the proposal should be acceptable as it supports a walkable neighbourhood and in terms of PP2, (Sustainable Economic growth) of MLDP 2020 this proposal will contribute to the economic growth of the area and is in line with the Moray Economic Strategy. With the above in mind we respectfully suggest that the proposed conversion does comply with policy 14c) (Design, Quality and Place) part c) and policy 16 (Business and Industry) part b) of NPF4 and policies DP1 (Development Principals) and PP2 (Sustainable Economic Growth) of MLDP 2020.*

In general terms we have a lady who can provide a local service for individuals who would otherwise struggle to get into a town centre salon. With the cost of living crisis many people simply cannot afford "High Street prices" and this facility would be a welcome addition to the local community. It would be unreasonable to expect a single person to try and start up a business within the town centre and have to pay rates and rent on a property when they can only input 3 hours a day work. The business would simply fold.



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There are a number of local businesses near by. A pub, a chemist, takeaway facilities and a tattoo parlour and all seem to work without causing noise and disturbance to local residents. It seems highly unlikely that an elderly lady going to get her hair done is going to cause a breach of the peace?? It could certainly be argued that this location is a mixed class use with a number of established businesses along with residential properties.

Only recently the Review board overturned a planning decision for an identical proposal under reference number Case LR299.

This facility may not evolve into a flourishing salon employing many staff but it will provide a service which can be reached on foot and will be an asset to the community. Should this salon turn out to be successful, then new premises perhaps within the town centre would be sought out but at this point in time, it is simply work for the appellant and a facility which would be a benefit to the local community.

The appellant has invested in Moray Council by applying for consents for her proposal and will invest in the costs of converting part of the garage to a salon. All to try and start a new business and to provide a welcomed facility for the local people of Bishopmill and Elgin.

