

Item Number: 9
Application No: 21/01496/FUL
Parish: Sheriff Hutton Parish Council
Appn. Type: Full Application
Applicant: Miss Justine Warner
Proposal: Change of use of detached artist studio for personal use to allow the public to attend art workshops and open studio events
Location: Laburnum Cottage West End Sheriff Hutton North Yorkshire YO60 6SH

Registration Date: 1 December 2021
8/13 Wk Expiry Date: 26 January 2022
Overall Expiry Date: 7 January 2022
Case Officer: Ellie Thompson **Ext:** 43326

CONSULTATIONS:

Environmental Health
Sheriff Hutton Parish Council Objects
Highways North Yorkshire Recommends Conditions

Representations:

UPDATE REPORT

This application was deferred at the February meeting of the Planning Committee in order for a further response from the Local Highway Authority to be considered. It is important that the report to the February meeting is clarified and the application considered in the light of the latest comments from the LHA. The February report is appended to this update report.

The main issue is in relation to car parking at the site. Members will be aware from the February report that there is space to park four cars at the site. The Local Highway Authority originally confirmed that it had no objections to the proposal on the basis that in terms of its parking standards, four parking spaces were considered to be an adequate level of provision based on the gross internal area of the studio.

The Parish Council has objected to the scheme on the basis that it doubts the ability to park four cars at the site and that car parking in the area cannot be controlled or policed.

Prior to the February report being finalised, Officer's sought confirmation from the applicant of the capacity of the building for the proposed art workshop use. This was confirmed as between 4-6 students per session. This information was subsequently shared with the LHA and revised comments were received after the February agenda was despatched.

The LHA has verbally confirmed that on the basis of this further information, the application site will not have sufficient on-site car parking spaces to accommodate the parking associated with the workshop use and the domestic use of the property. A further written updated response from the LHA has not been received prior to the despatch of this agenda and it is unclear how many further spaces are required or if the LHA's position is that it cannot support the proposal or if it will object to the

scheme. It is hoped that an updated consultation response will be available to circulate with the late papers.

The applicant has stated that she only intends to hold workshops 1-2 times per month although an unrestricted permission in this respect could result in more workshops taking place. Clearly, in the absence of sufficient on-site parking, the more frequent the workshop use, the more instances there would be of on-street parking associated with the use.

The applicant has confirmed that she would accept a condition to limit the number of workshops taking place. In this respect it is considered that a condition restricting the workshop use to one session per week would ensure that any incidences of on-street car parking associated with the use would be limited. The level of on street car parking would also be a function of how many individuals attend each class (6 or less) and whether any of those attending access the site by active travel means or by car sharing.

It is understood that the LHA's position is that as it stands and even with a condition limiting the frequency of the workshop use, it cannot support the application.

On-street parking in the vicinity of the application site is not restricted and currently residents and visitors to their homes are able to park on the street. It is considered that the level and frequency of on street car parking which could occur if the frequency of the use was restricted by such a condition would be no greater than that which could occur if the applicant hosted a regular domestic social event in her home once a week – a knitting circle or book club for example over which there is no planning control.

CONCLUSION

As noted in the February report, the proposed use would represent an additional cultural facility in local community. On balance, it is considered that in this instance, the cultural benefit of the use to the community outweighs the limited impact that could arise in terms of highway amenity and the amenity of the locality and street scene.

RECOMMENDATION:

The recommendation remains one of approval subject to the conditions proposed in the February report and with a further condition to restrict the frequency of the workshop use proposed.

The further additional condition is proposed to read as follows:

Unless otherwise agreed in writing by the Local Planning Authority, the art workshop use hereby approved shall be restricted to operating one workshop session a week.

Reason: In the interests of managing the impact of the proposal on on-street car parking and on the amenity of the locality and street scene in accordance with Policy SP20 of the Local Plan Strategy.