

P/16/0315/CU

MR & MRS M. TEAGUE

TITCHFIELD COMMON

AGENT: ROBERT TUTTON
TOWN PLANNING CO

CHANGE OF USE FROM RETAIL (CLASS A1) TO HOT FOOD TAKEAWAY (CLASS A5)&
INSTALLATION OF FLUE

87 SOUTHAMPTON ROAD PARK GATE SOUTHAMPTON SO31 6AF

Report By

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Site Description

This application relates to a detached single storey commercial building which lies within the urban area. The building fronts on to Southampton Road with the A27 running immediately to the rear. To the north lies the Premier Inn Hotel and to the south there are two other commercial units currently occupied by a gym and a home improvement store.

The site has adequate car parking on the frontage for two vehicles and there is an access road which runs along the north side of the building with additional parking to the rear for five vehicles.

Description of Proposal

Planning permission is sought for a change of use of the premises from Use Class A1 (Retail) to Use Class A5 (Hot Food Takeaway).

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Environmental Impact

DSP39 - Hot Food Shops

Representations

Eight letters have been received objecting on the following grounds;

- There are enough takeaways in the local area
- The location of the site on the edge of the residential area will result in most customers arriving by car
- Limited on site car parking is available so most will park on Southampton Road
- Smells
- Increased traffic particularly during the early evening when traffic is already heavy
- This will encourage litter, rats and general unsightliness
- Late opening hours will cause noise disturbance to local residents
- Youngers use the area at night as a racetrack and loiter in the superstore car park
- This country faces an obesity and diabetes epidemic

One letter of support has also been received

Consultations

INTERNAL

Highways

It is apparent that the proposed use will be likely to increase vehicular and pedestrian activity along this section of Southampton Road. To improve safety for drivers and pedestrians, parking restrictions will need to be altered on Southampton Road through a Traffic Regulation Order (TRO). The applicant will be required to fund this process at a cost of £3,000.

The parking layout to the rear is acceptable, and an amended plan has been received to show the swept path of the largest likely delivery vehicle reversing in. Two of the five rear parking spaces should be maintained for customers and a sign erected at the front indicating further parking to the rear.

Environmental Health

There are no adverse comments in respect of this application. The food business must comply with the relevant requirements of the health and safety and food hygiene regulations.

EXTERNAL

Police Licensing - No concerns with regards to crime and disorder.

Planning Considerations - Key Issues

Policy DSP39 of the Fareham Borough Local Plan Part 2 : Development Sites & Policies concerns Hot Food Shops. It states that proposals for the sale of hot food (Class A5) will be permitted provided that they would not;

- i) damage the vitality and viability of the centre or area
- ii) adversely affect the character of the area, particularly within Conservation Areas; and
- iii) have unacceptable environmental, amenity or traffic implications, particularly in residential areas.

The site does not lie within a designated local retail centre. The two units immediately to the south of the site are occupied by a gym and Sharps home improvements store and the application site is within close proximity to the Southampton Road retail park with occupants such as Halfords, Currys, PC World, Dunelm, Argos, Smyths and B&Q. The limited floor area of the unit would make it undesirable to larger retailers and without a high concentration of other smaller retail units nearby it would also be less attractive to independent retailers. It is not considered that the proposed change of use would have any detrimental impact on the vitality or viability of the area.

It is not considered that the proposal would adversely affect the character of the area. Whilst there are residential dwellings on the opposite side of the road there is also a large amount of commercial use already established within the surrounding area. The proposal would not result in significant alterations to the physical appearance of the building. The cooking area would be situated to the rear of the building and the proposed flue would also

be sited at the rear so that it would not be prominent and would be in excess of 50m from the nearest residential properties. The flue would terminate 1m above the ridge line.

It is anticipated that a hot food takeaway use would generate a higher volume of vehicle movements than a retail use, particularly during the early evening. Customer parking taking place on the site and within the vicinity would be for a very limited period of time. The provision for on-site car parking is considered acceptable and a small amount of roadside car parking already occurs along Southampton Road to the north of the access without detriment to highway safety. The applicant has agreed to fund a TRO to extend the double yellow lines to the north and south of the site access to ensure that adequate visibility is retained for vehicles exiting the site and also pedestrians. Subject to this there are no highway concerns regarding the proposal.

Details of an odour control system to be installed at the premises have been submitted with the application. Environmental Health have therefore raised no concerns with regards to the emission of odours from the premises. It is not considered that the proposal would have an unacceptable impact on the living conditions of the occupants of the residential properties on the opposite side of Southampton Road in terms of noise, disturbance, or smells. The opening hours of the premises would be limited to between the hours of 09:00-21:00 by planning condition to reduce the potential for any late night anti-social behavior.

The proposal complies with Policy DSP39 of the Fareham Borough Local Plan Part 2: Development Sites & Policies and is considered acceptable.

Reasons For Granting Permission

i) Subject to the completion of a legal agreement to secure a contribution of £3,000 to fund a TRO.

PERMISSION: subject to the following conditions;

1. The development shall be carried out in accordance with the following approved documents:

- i) Existing Plans, Location Plan & Proposed Elevations - drwg No. 001 Rev E
- ii) Proposed Plans - drwg No. 002 Rev K2
- iii) Odour Control System Design Specification Report (dated 8 March 2015)
- iv) Electrostatic Precipitator Technical & Operation Manual

REASON: To avoid any doubt over what has been permitted.

2. The use hereby permitted shall not be open to customers outside of the following times: 09:00-21:00 Monday-Sunday (including Bank Holidays)

REASON: In order to protect the amenities of occupiers of nearby residential properties.

3. Before the use hereby permitted first commences the customer car parking spaces shown on the approved plan shall be marked out on site and shall thereafter be kept available solely for the purpose of customer car parking at all times. The car park signage shown on the approved plan shall be provided prior to occupation of the unit and shall thereafter be retained at all times.

REASON: In the interests of highway safety; in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

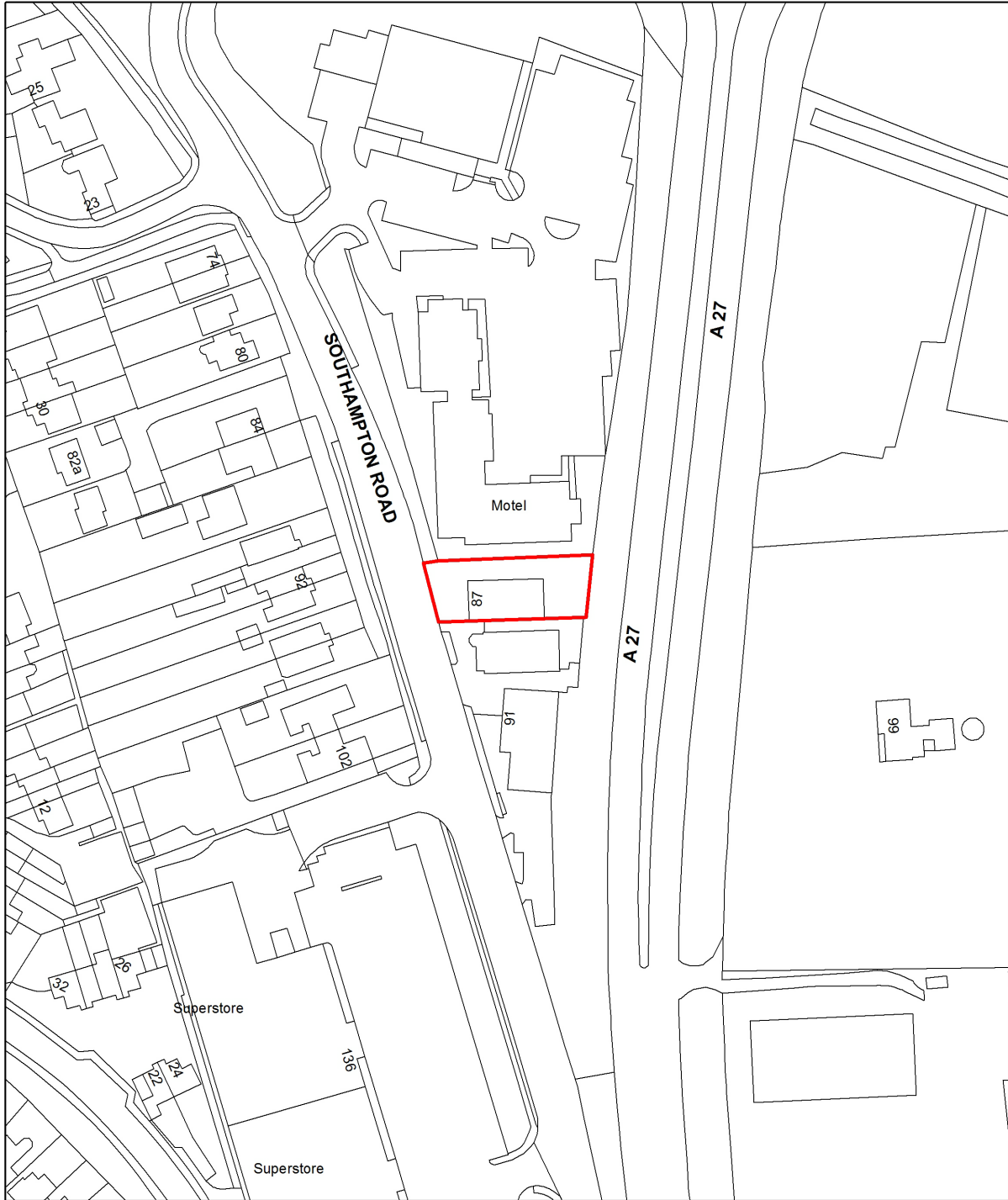
4. The use hereby permitted shall not commence until the approved odour control system has been installed and this shall thereafter be retained in working order unless otherwise

agreed in writing with the local planning authority.

REASON: In order to protect the amenities of nearby residential occupiers.

FAREHAM

BOROUGH COUNCIL



87 Southampton Road
Scale 1:1250

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