

P/14/0629/FP

STUBBINGTON

PREMIER COFFEE LTD T/A
COSTA COFFEE

AGENT: MR ROBIN ARKLE

ADDITIONAL THREE TABLES WITH CHAIRS AND BARRIERS TO THE FRONT OF
COFFEE SHOP

42 STUBBINGTON GREEN - COSTA COFFEE - STUBBINGTON PO14 2LE

Report By

Arleta Miszewska ext. 4666

Site Description

The application site is situated in the south-east corner of Stubbington Green, alongside the Co-Operative store within Stubbington district centre.

The current planning permission allows the use of the unit as a coffee shop with three tables and chairs immediately outside the shop beneath the building canopy.

A bench previously located outside the coffee shop has recently been removed.

Description of Proposal

This application seeks planning permission to extend the outdoor seating area to provide a further three tables with chairs (thereby providing six tables with chairs in total). The areas to be used for seating will be contained within 950mm high canvas barriers.

Four of the tables are proposed to be located immediately by the coffee shop under the building canopy. A further two tables will be located alongside a brick tree planter on the other side of a public footway.

The planning application was amended following its submission as described further in the planning considerations section below.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

P/14/0147/CU

**CHANGE OF USE OF PART OF 41-45 STUBBINGTON GREEN TO A
MIXED A1/A3 COFFEE SHOP WITH OUTSIDE SEATING**

APPROVE

25/04/2014

Representations

Two letters of objections have been received raising the following concerns:

- This development will further compromise the pedestrian access from the service road to the front of the Co-Operative and beyond;
- Further street furniture will only make this pavement a 'No go' area for pedestrians;

- Stubbington does have an elderly population many with disabilities who will find difficulty negotiating this area;
- People who have mobility scooters cannot get through the small space between the public bench and the road .There are roots of the tree which have made the highway uneven;
- When the wind blows all the rubbish from the tables is blown onto the pavement and road.

Consultations

Director of Planning and Development (Highways) - No objection to the amended seating layout.

Planning Considerations - Key Issues

Fareham's Development Plan supports the principle of street cafes to assist the vitality and viability of District Centres. Street cafes can make a positive contribution to the streetscene and to the vitality of shopping areas, bringing life, colour and interest onto the street. The limited seating area currently available for Costa customers has proved successful and further seating is now sought.

As initially proposed the additional seating would have substantially reduced the width of the public footway between the front of the Costa coffee shop and the brick planter. This resulted in concerns being raised by the Director of Planning and Development (Highways) about obstruction of the footway and two objections being received (set out in detail above).

Further discussions with the applicant has lead to the submission of a revised seating arrangement. More specifically the tables proposed will be set either side of the public footway and will be enclosed by canvas barriers. This will leave a clear width of 2 metres between the two sets of canvas barriers. In the opinion of Officers such a space will be appropriate to ensure safe and convenient pedestrian access to and from the Centre.

Officers also acknowledge concerns over items from the tables being blown by the wind and littering the area.

The applicant has advised the planning case officer that their policy is to have a waste bin located outside the store and to try and clear tables within 5 minutes of any customer vacating their table.

The potential littering of the area can be a planning consideration, although Officers consider the benefits of the facility outweigh any harm which might arise. Other legislation could be used to address the issue of littering if it became a real problem.

Notwithstanding the objections received, the proposal as now amended is considered acceptable and is accordingly recommended for approval.

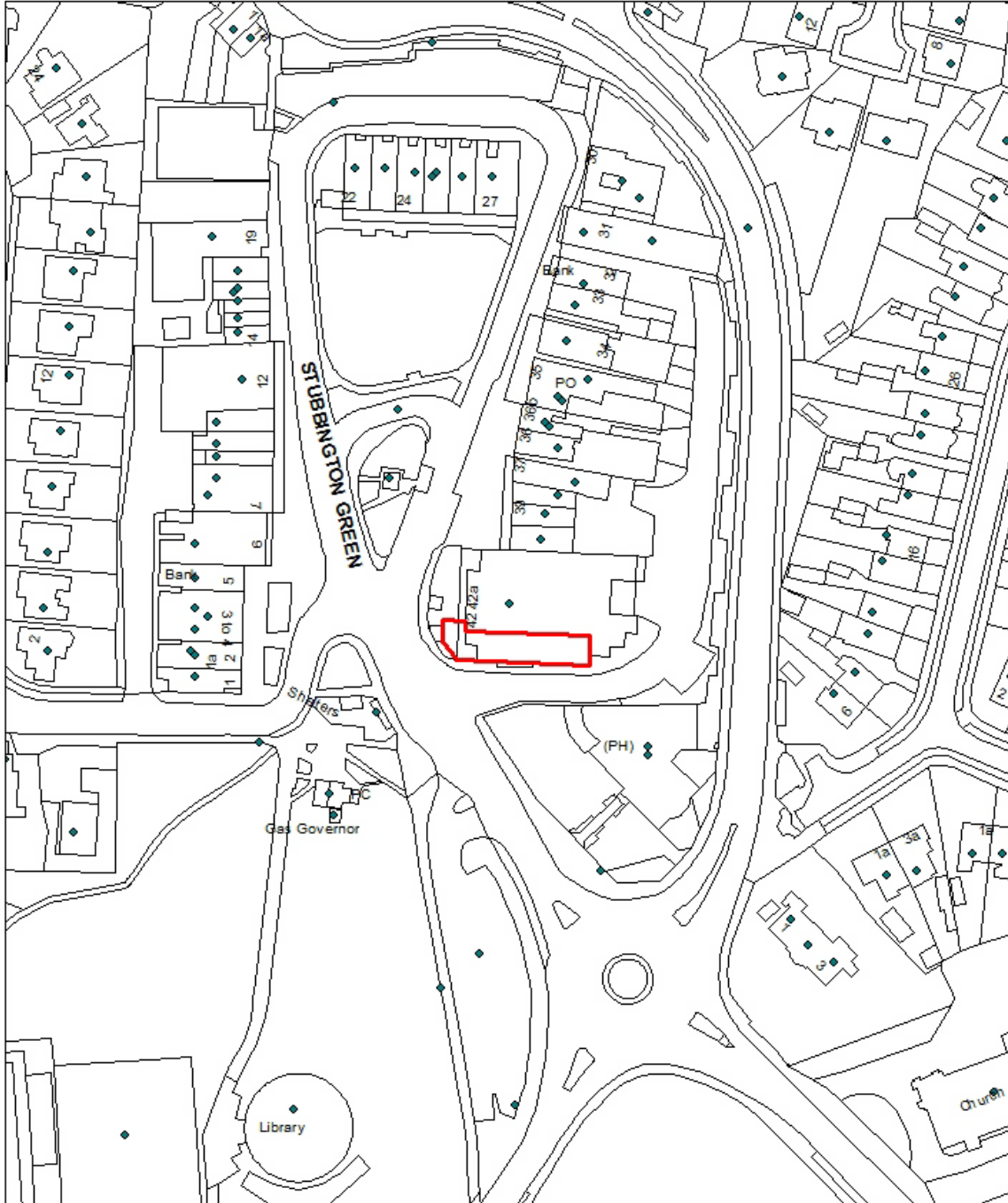
Recommendation

PERMISSION: Development to commence within three years; Barriers and tables to be positioned in accordance with the approved plan.

Note to applicant: You are advised that you will also need to obtain a separate licence from Fareham Borough Council's Environmental Health service before placing the tables, chairs and barriers on the public footway.

FAREHAM

BOROUGH COUNCIL



42 STUBBINGTON GREEN
SCALE: 1:1,250

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