



PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



Change of Use from Class 3 (food & drink) to hot food takeaway (sui generis) and installation of extract duct

81 Charleston Road North

Detailed Planning Permission
201397/DPP

Location



Balmoral Business Park

Wellington Road

Cove

Location Plan



Site Photos



Looking West along Charleston Road North

Site Photos



Looking North along Langdykes Avenue

Site Photos – Rear Extension



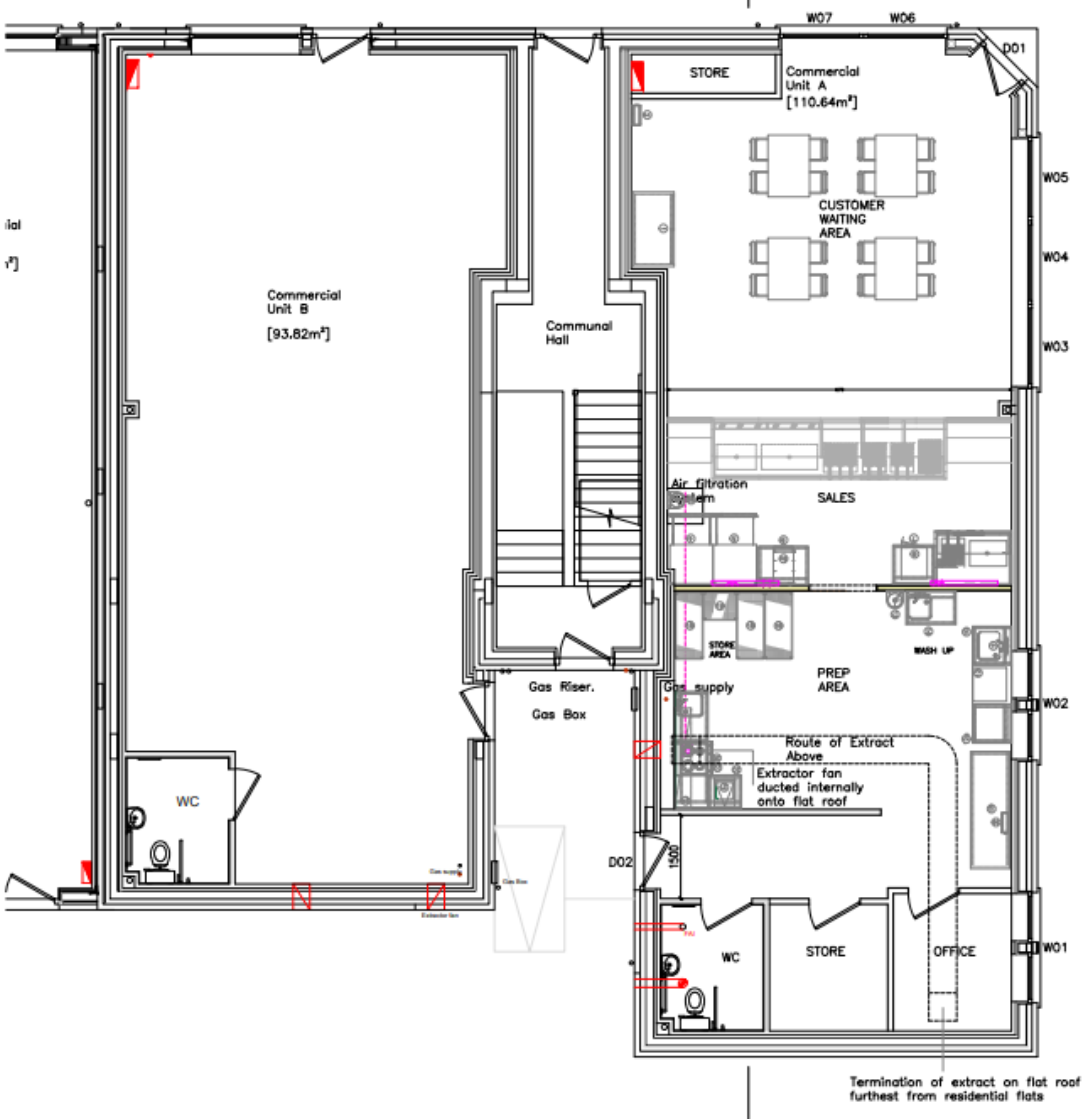
Site Photos – Visitor parking behind Sainsbury's



ALDP Zoning (Adopted and Proposed Plans)



Proposed Floor Plan



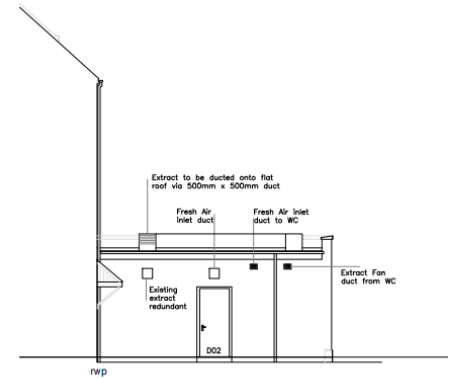
Proposed Elevations and Sections



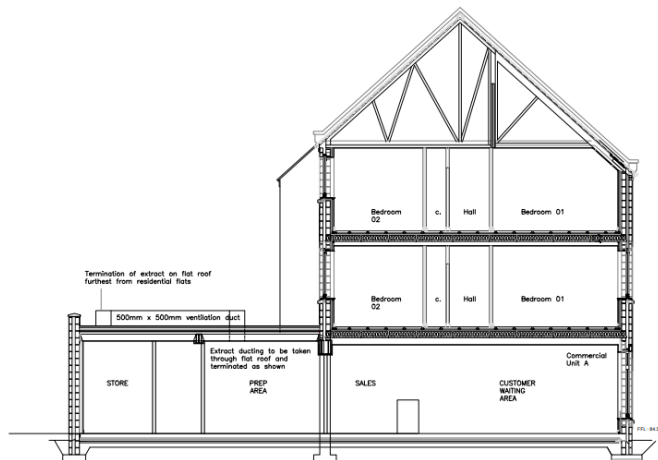
NORTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION (INTERNAL)



SECTION A-A



SOUTH WEST ELEVATION

Waste Storage





Representations

- 411 representations received: 404 in support and 7 objecting / raising concerns

Main matters raised in support of the application:

- The takeaway would be an excellent addition for the local community, with only one hot food takeaway in Cove at present
- The development would be sustainable, within walking distance for many in Cove. Locals currently have to drive further afield for fish & chips.
- The business would boost the local economy, creating jobs and filling a vacant commercial unit
- There is ample car parking available for customers, including behind Sainsbury's
- Due to the nature of a hot-food takeaway, parking spaces are likely to be occupied for a short period of time (compared to the previous café use)



Representations continued

Main concerns raised

- There is a lack of car parking for the use in the area
- The development would have a detrimental impact on road and pedestrian safety
- The use would lead to anti-social behaviour and litter
- Local school children would be encouraged to eat unhealthy food
- Impact on amenity of neighbouring properties (due to noise and odour)
- The kitchen extraction system ducts onto a pedestrian walkway and should be re-routed
- A takeaway would be inappropriate in a residential area



Consultee responses

- **Roads Development Management** do not object, noting the amount of car parking available nearby
- **Environmental Health** accept the findings of the applicant's Noise and Odour Impact Assessments and do not object, subject to the implementation of the mitigation measures recommended in both.
- **Cove & Altens Community Council** do not object but raised various concerns including:
 - Exacerbation of existing parking issues
 - Increased potential for littering
 - Noise & odour impacts on amenity
 - The kitchen extraction equipment could pose a risk to public safety