

Planning Applications Committee

Section C

2 October 2008

Agenda Number:	C7
Section/Area: I	OUTER
Ward:	UNIVERSITY
Officer:	Louise Franklin
Valid Date:	16th August 2008
Application Number:	08/00872/F
	08/00870/A
Site Address :	88 Colman Road Norwich NR4 7EH
Proposal:	Change of use from retail (Class A1) to hot foot takeaway (including delivery) (Class A5) including alterations to shop front and installation of extraction flue to rear. Erection of externally illuminated fascia sign and internally illuminated projecting sign
Applicant:	Pizza Hut (UK) Ltd
Agent:	Mr Mike Anderson

THE SITE

The site is located on the outer ring road, on the west side of Colman Road. It is set centrally within the shop parade of 10 shops and a car sales business unit. Directly behind the site, to the south east is a row of garages and a service yard area used for deliveries for the shopping parade. Beyond the row of garages to the south are the North Park Drive residential properties.

To the south of the shopping parade is The Farmhouse Pub and car park and to the north and east are residential properties. Colman Road is identified as a 'Major Road Network' in the City Centre Proposal Map, in the Local Plan. The road is therefore a busy radial route and a main bus route around the city.

The buildings that form the shop parade are predominantly A1 retail use with two A5 units currently in use at ground floor level. The first and second floors of the entire parade appear to be in residential use. The units have a parking area to the front which is used by customers for the parade.

RELEVANT PLANNING HISTORY

4/1993/0483 - Change of use to hot food takeaway. (Approved - 29/07/1993)
This permission was not implemented and has now lapsed.

4/1994/1065 - Works to rear doorway and window, move doorway and refit shop front.

4/1994/1066 - Erection of externally illuminated sign.

THE PROPOSAL

The proposal is for the change of use of the ground floor from retail (Class A1) to hot food takeaway (including delivery) (Class A5) including alterations to shop front and installation of extraction flue to rear. The flue will exit the premises to the rear within the flat roof section of the building, between the two existing flues serving neighbouring premises.

The second proposal for the same premises, is for the erection of externally illuminated fascia sign and internally illuminated projecting sign.

CONSULTATIONS

Advertised on the site, in the press and adjacent occupiers notified.

Councillors: one letter of objection from Councillor Rosalind Wright with concerns about an increase in litter.

39 letters of objection have been received in respect of the planning application and the main points raised are as follows:

- Additional pressure on parking and traffic in congested area
- Increase in litter
- Already two takeaways in shop parade
- Additional noise and smells
- Additional anti social behaviour
- Light pollution from signage

One letter of objection was received for the advertisement consent application with concerns over light pollution from illuminated signage.

PLANNING CONSIDERATIONS

Relevant National Planning Policy:

Planning Policy Guidance 13 - Transport

Relevant Local Plan Policies:

SHO15 – Changes of Use within District and Local Centres

SHO22 – Food and Drink uses and conditions on Hot Food Takeaways

EP22 – Residential Amenity

TRA18 – Major Road Network

Main Issues

The main issues with regards to the proposed hot food takeaway are: the principle of the use of the unit for a non-retail use, impact on highway safety; light pollution and impact on residential amenity.

1. Number of Hot Food Takeaways within Parade

There are currently 3 non-retail units out of a total of 11 and so an additional non-retail unit would result in 36.4% of the units falling within the 40% threshold outlined in policy SHO15 of the Local Plan for non retail units. The proposal is therefore considered to be acceptable in policy terms.

2. Highway Safety

The site is on a busy radial route that is identified as part of the 'Major Road Network' in the City Centre Proposal Map, in the City of Norwich Replacement Local Plan (adopted November 2004). The parade of shops has a parking area in front which is off the main road and there is no need to make awkward manoeuvres to enter or exit the parade. The likely draw of this proposed use would be at times complementary to the main retail uses in the area and these would probably not differ from the times used by customers using the existing off licence. The proposal is therefore considered acceptable in terms of its impact on highway safety and the highway network.

3. Light Pollution

The existing fascia of the signage is to be utilised and a new sign is to be inserted. The depth of the existing fascia is to be increased, however it is the same depth as the adjoining unit. The existing external light fittings are to be

retained which will result in no additional light pollution to the surrounding area.

4. Residential Amenity

There are 2 other takeaway units within the parade, and therefore there is already an element of late night activity. Whilst there are residential properties located at first floor, it is not considered that the proposed change of use will materially change the noise levels to an unacceptable degree. Hours of use to the adjoining takeaways are to 11.30p.m. and a condition can be used to control the hours of use of the proposal to appropriate times.

Concerns over noise, smell and litter could be overcome through the use of conditions on hours of use, appropriate extraction flue design and maintenance and the provision of litter bins respectively.

RECOMMENDATIONS

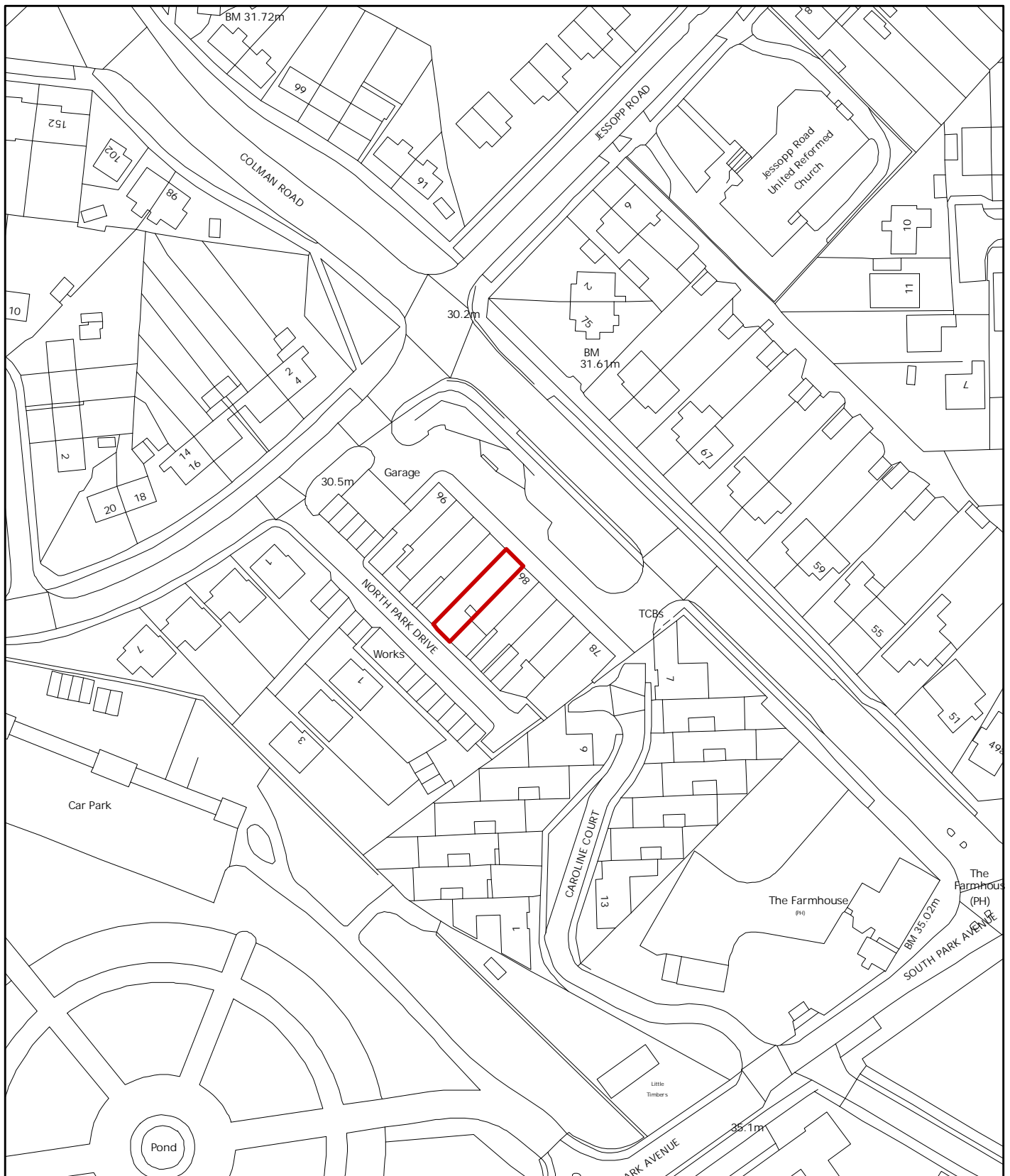
APPROVE PLANNING PERMISSION subject to the following conditions:

1. Control of use of plant or machinery on the premises
2. Details of any extract ventilation or fume extraction system shall be first approved by the Council.
3. Control of deliveries and waste collection.
4. Details of dedicated bin storage areas to be submitted to the Council.

Reasons for Approval:

The proposed change of use from A1 to A5 use would maintain an appropriate mix of uses within the local centre and this use and the proposed signage are not considered to have a detrimental affect on the surrounding highway network, light pollution or residential amenity.

The proposal is therefore considered acceptable in accordance with policy ENV7 of the East of England Plan (May 2008) and saved policies TRA18, SHO15, SHO22 and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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Site Address - 88 Colman Road

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

