

Change of use – supporting document (LL14 2LG) – Reference – PP12454956

The proposal is to change the use of the existing site/building from an A1 shop (Butchers shop) to an A3 hot food and takeaway unit.

There will be no seating for customers and the unit will be takeout only. Food is to be consumed off the premises.

A low fence is to be installed at the rear of the site at a max height of 1.8m to screen refuse/waste. Please contact myself if this needs to be shown on the site layout or planning drawings.

The floor space of the unit measures to be approximately 12.5sq.m. the site can accommodate approximately 3 car spaces as shown on the site plan, with an additional space adjacent the unit to load and park the delivery van. The proposal will meet the parking standard required in LPG 16.

A layby is located opposite the site which also provides space for 3+ vehicles, should this be required.

The proposal is at reasonably small scale with minor amendments externally (including signage, please contact myself if more information on this is required.)

The opening hours for the proposed takeaway are 4 days a week. Wednesday 12-8pm, Thursday 12-8pm, Friday 12-8pm and Saturday 12-8pm.

No change is being made to the access, which is directly off the main road. Manoeuvring on site to enable vehicles to leave in a forward gear is limited, however this is already the case for the preexisting A1 unit.

The proposal is to have what was previously allowed for the parking spaces; the proposed layout is considered not to worsen what is currently there.

The site is located within a mixed residential/commercial area, with a public house located adjacent the site, as well as an industrial estate located to the west which includes units such as a gym, car garage etc.

The public house is open 7 days a week.

The proposal is intended to be open 4 days a week with closing hours before the pub across the site. No seating is located within the site's curtilage. The proposal would not worsen any existing noise or nuisance to that could be associated with the pub in terms of visiting customers.

The proposal of the A3 Unit will include a mechanical ventilation system to produce hot food at the rear, this will control the ventilation within the unit and also control the spread of the smell externally. (if more information is required on ventilation please do not hesitate to ask)

For all correspondence regarding planning application PP-12454956 please contact the email that follows – phoebe_hughes@outlook.com