

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (14 December 2020)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

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20/01207/COU

**Conversion of former retail unit into hot food takeaway and associated works
R And J Angling Supplies, 32 Swallow Croft, Lichfield, Staffordshire, WS13 7HF**

Amended Conditions

2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.
3. The premises shall only be open to the public between the hours of 17:00 to 23:00 Monday to Sunday.
4. Before the development hereby approved is first brought into use, the proposed external flue as shown on approved drawing A1097-301 Rev B shall be finished in a matt colour to be first agreed in writing with the Local Planning Authority, and shall thereafter be retained as such for the life of the development.
5. Before the development hereby approved is first brought into use, a scheme for the control of odour and noise from the kitchen extractor shall be submitted to and agreed in writing with the Local Planning Authority. The approved measures should be installed before the development is first brought into use and shall thereafter be retained as such for the life of the development.

Amended Reasons

2. For the avoidance of doubt and in accordance with the applicant's stated intentions, in order to meet the requirements of Policy BE1 of the Local Plan Strategy and Government Guidance contained in the National Planning Practice Guidance.
3. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance, in accordance with the requirements of Policy BE1 and Policy CP3 of the Local Plan Strategy, and the Sustainable Design Supplementary Planning Document.
4. To ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy.
5. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance, in accordance with the requirements of Policy BE1 and Policy CP3 of the Local Plan Strategy, and the Sustainable Design Supplementary Planning Document.

Amended Note to Applicant

1. The Development Plan comprises the Lichfield District Local Plan Strategy (2015) and Lichfield District Local Plan Allocations (2019) and Lichfield City Neighbourhood Plan (2018)

Additional Representation

One further letter of representation has been received from a local business, in summary their comments are:

Have run a Beauty Salon business, from adjacent property for a number of years. In this time have seen approval for an adjacent Chinese Takeaway, and a Chip Shop. Both businesses were required to put extra vents to avoid any smells. However, both create odours throughout the day which is amplified in the summer months.

Due to these issues a further takeaway will negatively affect the objectors business which has already been hit by Covid. If approval granted objector cannot envisage being able to carry on with business in this premises.

Parking is also a major problem, especially after 5pm when the residents are home and the takeaways are busy. People park anywhere and end up blocking driveways and even access to the main road; it's always a concern that ambulances and public service vehicles won't be able to get through.

Amended Proposal

The third paragraph should read - The applicant has stated that the proposed opening hours will be 17:00 to 23:00 Monday to Sunday and Bank Holidays. There are no changes in total internal floor space or any alterations to vehicular access to or from the public highway.

Amended Observation

3.2 The applicant is seeking planning permission for a proposed Hot Food Takeaway, together with associated works, at the site under the address of No.32 Swallow Croft, Lichfield. The submitted scheme of development incorporates external flue extraction systems, proposed opening hours of 17:00 to 23:00 (Monday to Sunday and Bank Holidays), and a customer entrance from the front of the premises. The application as submitted does not incorporated any off-street parking provision within the development proposal.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

14 December 2020

20/01207/COU

Ms Sandra Bradburn

Objectors

Councillor Joanne Grange

Ward Councillor

20/01459/FUH

None

20/00722/SCC

Councillor Mike Wilcox

Ward Councillor