
ITEM	APP/2007/6482	WARD Prenton
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Location: 772 Borough Road Tranmere Wirral CH42 9JF

Proposal: Change of use to hot food takeaway

Applicant: A & M Georgiou
6 Upton Road
Claughton
Wirral

Agent: C W Jones M.I.A.S., M.B.Eng.
Bluebell Cottage
Victoria Avenue
Lower Heswall
Wirral
CH60 8PU

Development Plan allocation and policies: Traditional Suburban Centre
Policy SH2: Criteria for Development in Traditional Suburban Centres

Supplementary Planning Document 3: Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments.

Planning History: No relevant planning history.

Representations and consultations received: Representations:

A site notice was displayed at the site and a total of 13 letters of notification have been sent to properties in the area. At the time of writing this report a petition of objection with 51 addresses on, and 13 individual letters of objection had been received, listing the following grounds:

- Parking and traffic problems;
- Too many hot food takeaways already;
- Increased noise, smell and litter;
- Increased anti-social behaviour;
- Unsightly external fan.

Consultations:

Director of Regeneration (Housing & Environmental Protection Division) - No objection subject to conditions being attached relating to noise insulation, fume extraction and hours of opening.

Director of Technical Services (Traffic Management Division) - No objection as the change of use from an off-licence is unlikely to result in a significant change in traffic movements and parking.

Directors comments: PROPOSAL

The application is for the change of use of 772 Borough Road from a vacant off-licence into a hot food takeaway (A5 Use Class).

PRINCIPLE OF DEVELOPMENT & POLICY CONTEXT

The application site is within the Prenton (Borough Road) Traditional Suburban Centre, as defined within the Wirral Unitary Development Plan. As such, the principle of a hot food takeaway within such an area is acceptable subject to the criteria set out in Policy SH2.

The proposal is also subject to the criteria set out in Supplementary Planning Document 3, which specifically deals with hot food takeaways.

SITE AND SURROUNDINGS

The property is located on Borough Road which is a classified road, at the end of a row of commercial properties, with Parkstone Road running to the side of the property. As it is within a Traditional Suburban Centre, there are a number of commercial properties along the immediate stretch of Borough Road, including estate

agents and hairdressers. There are also a number of other hot food takeaways within this Traditional Suburban Centre.

Parkstone Road is a solely residential street and contains terraced residential dwellings, whilst the opposite side of Borough Road also contains residential properties.

APPEARANCE AND AMENITY ISSUES

The proposed use will have minimal impact on the visual amenity of the street scene, and will blend in with the general commercial character of this side of Borough Road.

Supplementary Planning Document for hot food takeaways indicates that there should be a minimum distance of 40 metres from the premises to the main elevation of a residential dwelling. The application site is only a distance of approximately 25 metres from the nearest residential properties, which are both opposite on Borough Road, and on Parkstone Road.

Whilst this is lower than the guidance requests, it is considered to be a sufficient distance in this instance. The Traditional Suburban Centre runs down only one side of Borough Road, and as such, any such hot food takeaway would likely fail to meet the 40 metres required. As the SPD guides such uses into local centres such as this, there needs to be some flexibility. Hot food takeaways can form an important part of the vitality of Traditional Suburban Centres, and as such, this minimum distance is considered to be acceptable.

There are a number of other similar uses along Borough Road, many of which are within a similar distance of residential properties. Although objections claimed that there are already too many such uses, it is not considered that this is the case, with only approximately 4 similar uses along this Borough Road part of the Traditional Suburban Centre, out of approximately 40 units. This is in no way considered to be an over abundance of such uses and as such, an additional hot food takeaway is acceptable.

HIGHWAY/TRAFFIC IMPLICATIONS

In the opinion of the Director of Technical Services (Traffic Management Division), the use of this property as a hot food takeaway will not result in a significant change in traffic movement and parking when compared to the previous use as an off licence. As such, there is insufficient reason to refuse the application on highway grounds.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental or Sustainability issues relating to this proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

In conclusion, the siting of a hot food takeaway within a Traditional Suburban Centre is considered to be acceptable and will not harm the vitality and viability of this centre. Although there are a number of similar uses throughout this centre, there is not considered to be an over supply of such uses. In terms of the impact on residential properties, although the property is less than 40 metres away from the nearest residential property, the reduced distance is considered to be acceptable due to the location of the property within a Traditional Suburban Centre. As such, it is considered that the proposal is acceptable in relation to Policy SH2 of Wirral's Unitary Development Plan.

SUMMARY OF DECISION

The proposal complies with Policy SH2 of Wirral's Unitary Development Plan and it is considered that it will not have an adverse impact on the amenities of neighbouring

residential properties or the character of the area.

Summary of Decision: The proposal complies with Policy SH2 of Wirral's Unitary Development Plan and it is considered that it will not have an adverse impact on the amenities of neighbouring residential properties or the character of the area.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 The premises shall be closed between the hours of 23:30 hours and 08:00 hours.
- 3 Before the development hereby permitted is brought into use, a suitable scheme of fume extraction shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the proposal is brought into use.
- 4 Unless the accommodation above the property is to be used solely by the owner of the business, then a suitable noise insulation scheme between the ground floor and the residential accommodation shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the proposal is brought into use.

Reason for conditions

- 1 Standard (CR86)
- 2 In the interests of amenity. (CR17)
- 3 In the interests of amenity. (CR17)
- 4 In the interests of amenity. (CR17)

Last Comments By: **06 September 2007**

56 Day Expires On: **03 October 2007**

Case Officer: **Mr N Williams**