

Supplementary Planning Information

**HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
18 October 2018**

I am now able to enclose, for consideration by the Development Management Committee on 18 October 2018 , the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No	Item
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9(1) APP/18/00706 - 39 West Street, Havant, PO9 1LA 1 - 4

Proposal: Change of use from a former bank (Class A2) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment and other minor external alterations.

Associated Documents - <https://tinyurl.com/y9zw5gnk>

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ADDENDUM

DEVELOPMENT MANAGEMENT COMMITTEE
DATE 18th October 2018

Item 9 (1)

Site Address: 39 West Street, Havant, PO9 1LA

Site View Working Party requested additional information be provided to the Development Management Committee:

A) A schedule of opening and closing times for McDonalds, Burger King and the Parchment Makers public house situated nearby:

	Permitted Hours	Actual Advertised Hours
McDonalds	09/52727/022 05:00 to 23:00 seven days a week (<u>Note</u> this was for a 12 month temporary period which was never renewed and should have reverted to 07:00 to 2300 seven days a week)	6am – 9pm
Burger King	00/61718/003 06:00 to 24:00	Mon – Sat 09:00 to 23:00 Sun 09:00 to 21:00
Wetherspoons Parchment Makers	07/57044/009 07:00 to 01:00 (with alcohol sales between 09:00 and midnight) Sun to Thursday 07:00 to 02:00 (with alcohol sales between 09:00 and 01:00) Friday & Saturdays	8am-11pm Sun – Thurs; 8am - Midnight Fri and Sat
KFC	06/59412/008 Drive Through/Restaurant 07:00 to 22:00 Mon to Sat and 10:00 to 22:00 Sundays	Restaurant 10:00 to 21:00 Sun to Thurs Until 22:00 Fri and Sat Drive Through until 22:00 every day

B) A schedule of opening and closing times for the other businesses that access the rear car parking yard

After an extensive planning history search of the premises in the block backing onto the rear service yard, the only hours conditions found were as follows:

43A West Street ie first floor - South Coast Executive Travel
APP/12/00154 Change of use to private hire despatch office
Opening hours conditioned to: 06:00 to midnight Monday to Friday and Sundays but they can open for 24 hours on Saturdays ie through the night.

16 Park Road South (Ian's Barbers)
00/58320/000 Change of Use from A1 (retail) to a mixed use incorporating a hairdressers, coffee shop, nail piercing and tattoo salon.

Opening hours conditioned to between 08:00 and 23:00

The other units do not appear to have any opening hour restrictions. It is acknowledged that these are predominantly A1 retail units operating standard daytime hours; with offices above.

Other Updates

Since the publication of the Agenda, 12 further letters of objection have been received.

These continue to raise the following general concerns:

- West Street now predominantly a residential area and proposal will be detrimental to residents due to amount of vehicles;
- lack of parking;
- odours;
- noise from moped delivery drivers;
- pollution;
- litter and anti social behaviour;
- already enough fast food outlets.

The letters also make reference to the Committee Report and Recommendation and note the following points:

- Note Environmental Health officer recommends max of 23:00 opening hours and as expert should be adhered to;
- If approved request conditions requiring delivery drivers to access site via Park Road South entrance; pizza takeaway only; opening and closing times max of 23:00 with 1 hour cleaning up added;
- Notes McDonalds close at 9pm and Parchment Makers as a licenced premise is not a comparative site;
- 1 letter suggests maximum closing time of 22:00;
- another requests any opening hours after 11pm are approved for a temporary 12 month period to enable assessment of impact
- It is noted that if customers park at Central Retail Park and use Boys Brigade Gardens this pedestrian path is unlit and intimidating during dark – provision of walkway lighting should be conditioned;
- Given existing issues with entry to and egress from Bulbeck Road and Burger King, suggest exit from Park Road South should only be made to the north and entry only made from the south with 'No Right Turn' signs appropriately positioned;
- Traffic from existing North Street Dominos takes place during peak daylight hours up until 7pm when traffic congestion in Park Road South is at its peak;

Further Highways Consultation

In response to further third party representations, the Highway Engineer has provided a further late consultation response, as follows:

“The Highway Authority cannot recommend refusal of this application given the guidance in the National Planning and Policy Framework, which states, that a development should only be refused, on transport grounds, if the residual cumulative impacts of development are severe. However, I would suggest that the Planning Authority ask the developer to enter into a Planning Agreement with regard to the routes used by their delivery vehicles to minimise the effect on the amenity of the local residents.”

Officer Comment: This matter has been briefly discussed with the agent and should Members feel that some sort of routing information for the pizza delivery drivers is necessary and enforceable, then it is possible that a Delivery Driver Service Management Plan can be subsequently requested. This could, for example, set out a route for drivers to use after a set time in the evening, to avoid disturbance to neighbouring amenity. This could then be conditioned.

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