

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 February 2016

AUTHOR/S: Planning and New Communities Director

Application Number: S/2770/15/FL

Parish: Sawston

Proposal: Change of use from a restaurant/takeaway (sui generis) to a hot food takeaway (class A5) including the installation of ventilation/ extraction equipment and external alterations to shopfront

Site address: 76-78 High Street, Sawston

Applicants: DPSK Ltd

Recommendation: Approval

Key material considerations: Design of the Shop Front
Character and Appearance of the Conservation Area
Setting of a Grade II Listed Building
Highway Safety
Residential Amenity (Noise and Smells)

Committee Site Visit: None

Departure Application: No

Presenting Officer: Chris Morgan, Senior Planning Officer

Application brought to Committee because: The recommendation of officers conflicts with the view of Sawston Parish Council

Date by which decision due: 21 December 2015

Planning History

1. S/2856/15/AD – Advertisement – Approved
2. S/0793/01/F – Alterations, Extension and change of use from shop to restaurant and takeaway – Approved
3. S/0115/94/F – Change of use from Class A1 (Shop) to Class A3 (Food and Drink) – Approved *but not implemented*

Planning Policies

4. **National Planning Policy**
National Planning Policy Framework (NPPF) 2012

National Planning Practice Guidance (NPPG)

5. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**
 - DP/1 Sustainable Development
 - DP/2 Design of New Development
 - DP/3 Development Criteria
 - CH/4 Setting of a Listed Building
 - CH/5 Conservation Area
 - CH/9 Shop Fronts
 - NE/16 Emissions
 - TR/9 Car and Cycle Parking Standards
6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
 - District Design Guide SPD – Adopted March 2010
7. **South Cambridgeshire Local Plan Submission 2014**
 - S/3 Presumption in Favour of Sustainable Development
 - HQ/1 Design Principles
 - NH/14 Heritage Assets
 - TI/3 Parking Provisions

Consultation

8. **Sawston Parish Council** - Recommends refusal. Commenting 'Do not support. No parking spaces allocated. There would be an increase in parking being a takeaway. There are parking restrictions outside due to the crossing. Also lack of information regarding external alteration.
9. **Local Highways Authority** - No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.
10. **Environmental Health** – No objections and no conditions proposed.

Representations from members of the public

11. **Owner of Sawston Pizza (56 High Street)** – Objects on the basis that the proposal will adversely impact upon the family business from direct local competition.

Planning Appraisal

Design of Shop Front

12. The building itself was originally formed from two shops (a greengrocers and butchers) and the appearance and design of the frontage has been altered several times as the use and ownership has changed. This proposal involves the alteration of the existing frontage which has central recessed entrance within a painted rendered wall flanked by three sash windows on either side. The proposed alterations would retain a central entrance but bring it flush with a predominantly glazed façade. Four overhanging spotlights are proposed to be removed. These alterations would change the appearance of the fascia however, the modern utilitarian character of the building will be largely unaltered and the frontage is considered to be in character with the building itself. It lies adjacent to a large modern building at number 80 High Street which houses publishers with a fully glazed frontage and a large number of predominantly glazed shop fronts, cafes and takeaways on Sawston High Street. The proposal will not result in the loss of any architectural features and the style and

materials proposed would not appear alien within its surroundings. For these reasons the proposal is considered to accord with policy CH/9 for shop front alterations.

Character and Appearance of the Conservation Area

13. The established character and appearance of this part of the Sawston Conservation Area is of a mixture of historic and modern buildings and a series of predominantly modern glazed shopfronts along the approach to the central retail area of Sawston High Street to the north. The proposed change of use and alterations to the frontage would reflect and preserve the predominant and established appearance of the street scene and would preserve the character of this part of the Conservation Area.

Setting of Grade II Listed Building

14. The site lies close to a number of listed buildings along the High Street but relates closest to the setting of the former Woolpack public house which is grade II listed and now used as an estate agents office. The Woolpack is an early 16th century timber framed building which has been significantly altered and extended with a painted brick façade dating from the 1930s. The Woolpack and number 76 are both set back from the High Street and the listed building is separated from the application site by an access drive which leads to a parking area and offices to the rear of the site. The existing building at number 76 is a modern utilitarian brick building with an existing expanse of bare brickwork visible on its side elevation from the High Street. This elevation would not be altered and the changes to the frontage are not considered to appear discordant with, nor detract from, the setting of the listed building as viewed from both directions on the High Street.

Highway Safety and Parking

15. It is not considered that the change of use from an Indian restaurant and takeaway to a Pizza takeaway would lead to any significant increase in customer traffic since much of the business would rely upon home delivery and a significant number of customers visiting the premises would do so on foot or via public transport. For these reasons the proposal is not considered to cause any additional hazard to highway safety and Highway Officers raise no objection to the proposal.
16. 5 parking spaces will be provided for staff member and delivery drivers in the car park at the rear of the premises. This is considered acceptable to serve the needs of the business given the suitable amount of parking available in the vicinity at peak times.

Residential amenity

17. The proposal includes the installation of an air vent, extraction equipment and a cold room compressor to the building. These are all considered to be adequate by environmental health officers and have been located to the rear of the premises. There are no residential dwellings within close proximity of the site and it is therefore not considered that this proposal would lead to any loss of residential amenity from noise or smells from the premises.
18. To ensure that the operational use of the takeaway use would not lead to any impact upon neighbouring residents at unsociable hours, the permitted times of operation of the existing restaurant and takeaway, as approved in 2001, restricted the use to hours no earlier than 8:30am and no later than midnight. This application seeks a use no later than midnight and therefore an identically worded condition is proposed to ensure this in perpetuity.

Other Issues

19. The issue of adverse competition to an existing takeaway business is not a material planning consideration.

Recommendation

20. Officers recommend that the Committee approves the application subject to:

Conditions

- (a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans: C5037-A5-03, C5037-A5-04, C5037-A5-05 and C5037-A5-06 (All as received and date stamped 23rd October 2015).
(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (c) The use hereby permitted shall not be open to customers before 08:30am nor after midnight for the lifetime of the use.
(To protect the amenity of neighbouring residents in accordance with policy DP/3 of the Local Development Framework 2007)

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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