

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager)

See Planning Charter for principles. Paragraph references below link to Planning Charter.

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| Planning application reference | DC/18/01379 (Planning) – Take-away conversion in former Newsagent/ Shop [DC/18/01380 (Listed Building) is provided separately] |
| Parish | Rickinghall Inferior |
| Member making request | Cllr Derek Osborne and Cllr Jessica Fleming |
| 13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance | <p>Local Plan Policies</p> <p>E5 Change of Use within existing industrial/commercial areas. The proposal is for a change from shop/ newsagent/ Post Office to a take-away food outlet. The village already has several take-away facilities and now lacks these types of services, other facilities in the village already offer take-away food.</p> <p>Also the application assumes that the front of the building would be A1/ retail use but it is not clear what would be sold in this area or if this would be a genuine separate use class to the A5 take-away.</p> <p>S7 Provision of local shops The proposal does not satisfy the local need for local services and would occupy a key location for same.</p> <p>H16 Protecting existing residential amenity. The proposal could affect residential amenity (refer to H17)</p> <p>H17 Keeping residential development away from pollution – emissions for the extraction system could affect the amenity of nearby residents due to smell, oil dispersion and noise. The applicant is seeking to operate from 11.00 until 22.00 which could cause noise nuisance during late evening hours.</p> <p>T9 Access, parking & maneuvering – access and car parking is not available to support a new take-away at this location. Standards in the Suffolk Parking Guidance (2015) are not met for an A5 use.</p> <p>SDA7 Local Shopping facilities, the proposal does not meet the need for local shopping facilities and desire for a post office</p> |
| 13.4 Please detail the clear and substantial planning reasons for requesting a referral | <p>With reference to the policies above, the proposal:</p> <p>Does not meet local service needs</p> <p>Is likely to negatively affect local amenity (noise and pollution) during day and late evening hours</p> <p>There is insufficient car parking or service vehicle space for the proposed use, the adjacent pub spaces are limited to customers. It does not comply with the Suffolk Parking Guidance (2015)</p> |

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| <p>13.5 Please detail the wider District and public interest in the application</p> | <p>Service Provisions, Core Strategy 2012 para 1.52: 'Currently there is a poor provision of key basic services and facilities in the rural area and only 50.8% of villages have access to a food shop, general store, post office, public house, primary school and meeting place.'</p> <p>Rickinghall/ Botesdale does need and welcomes local services but NOT fast food take-away. Similar facilities are already present to meet local needs. The village setting with limited car parking is suitable for local users but not for drop-ins typical of fast food outlet chains such as the applicant proposes; the building is part residential and not suited to conversion for commercial cooking, its surroundings are largely residential and include the adjacent Bell Inn with guest accommodation, surrounding area residents would experience noise and emissions including during the proposed late evening opening hours (until 23.00).</p> |
| <p>13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development</p> | <p>NA</p> |
| <p>13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer</p> | <p>Telecom with case officer Katherine Hale on 24/04/2018</p> |