

PLANNING COMMITTEE

Minutes of the meeting held on Tuesday 29TH May 2018 at 7.30pm in the Stanton Hall, Church Piece, Charlton Kings.

Present Cllr Grimshaw (Chair), Cllrs Hodges, Honeywill & Kuznierski

In attendance There were 31 members of the public present

1/18/19 **Recording and filming of meetings.** There were no requests to record or film the meeting.

2/18/19 **Apologies.** Cllrs Hall & Williams

3/18/19 **Declarations of interest.** There were none

4/18/19 **Minutes of the previous meeting.** The minutes of the meeting held on The 14th May 2018 were received, accepted and signed as a correct record.

DETERMINATION OF PLANNING APPLICATIONS

5/18/19 **18/00734/FUL**
182 Cirencester Road C.K. Single storey extension to the rear and driveway alterations. **No objection**

6/18/19 **18/00800/FUL**
St Edwards Infants and Junior School 252 London Road C.K.
Demolition of existing timber framed and wood clad outbuilding.
Replacement wood clad building to be constructed with additional roof canopy to front. Replacement of hard stand areas and trimming of vegetation/trees. (Non TPO) **No objection**

7/18/19 **18/00886/FUL**
7 Sandy Lane C.K. Construction of a single and two storey rear extension, and new bay window to front. **No objection**

8/18/19 **18/00856/FUL**
52 Hartlebury Way C.K. Single storey rear extension **No objection**

9/18/19 **18/00903/FUL**
Cromwell Court Greenway Lane C.K. Retention of fence and gates.
"No objection, but the Committee would request that Gloucestershire Highways confirm that the visibility plays to the new gate are suitable."

Parveen Nisa Ltd 185 Cirencester Road C.K. Change of use of ground floor from Retail (A1) to Hot Food Takeaway (A5) and ancillary works
Further to the CKPC Planning Committee meeting of 29/5/18, we strongly object to the above application with the following comments:

Litter: All takeaways result in an increase in litter. This litter will be left on the streets and on neighbours' drives & front gardens and on Newcourt Green. The Green has already had a significant increase in littering with the opening of the Sainsburys Local, which is only kept in check by the efforts of volunteers litter picking the area.

Traffic: The Application states that there will be no increase in traffic in comparison to the current consented use. Anyone local to the area knows that the previous store was a typical "corner shop" and that the bulk of its trade was locals on foot, not vehicular trade. This proposed takeaway would be the most convenient fish and chip shop between Charlton Kings and all the villages off the A435 half way to Cirencester. Simple observation of the traffic flows to and from the Sainsburys Local shows that the store is a destination in its own right and not just serving passing trade and has therefore significantly increased volumes of traffic and congestion on the Cirencester Road. The same would apply to this proposed development.

Parking: there is parking available for 2 or 3 cars in front of the property, although the access and egress is far from ideal, being immediately adjacent to the Croft Rd junction. This parking provision would not be adequate and cars would be parked around the Croft Rd / Cirencester Rd junction, resulting in loss of visibility at that junction and the bend in the Cirencester Road. The short-term nature of any one individual's stay means that there will be little fear of enforcement action. As with the Sainsbury's Local, there will be cars parked across neighbouring properties drives with the excuse "I'll only be a minute". While any one obstruction of a resident's drive will only be short term, the high volume of turnover at peak trading periods will result in constant issues with residents being unable to access or leave their drives.

Noise and Anti-social behaviour: Takeaways become meeting and congregation points for teenagers & young adults. Such groups, without necessarily any intention to do so, tend to be noisy and are intimidating to young children and the elderly. Such noisy gatherings will be highly disturbing to those residents of immediately neighbouring properties.

Smell: Takeaways generate cooking smells. The extraction exhaust flue for this proposal discharges at the back of the property. The resultant smells will be blight the use of back gardens by residents of Croft, Cirencester & Pumphreys Roads. The nearest neighbours windows are between 7 & 8m from the proposed flue position. This loss of amenity is simply not acceptable. CBC Environmental Health have pointed out that if Change of Use to A5 is permitted, there is nothing to stop changes between different types of takeaway, so that even if, as the applicant optimistically claims, the extraction system will prevent any transmission of fish and chip cooking smells to the neighbouring properties, there will be nothing to prevent changes to alternative takeaways which the extraction equipment will not cope with (eg. Indian). The EHO's suggestion of a limited period of consent is not practicable. On what basis would the consent then be revoked?

Waste: Members of the public have reported that the storage of waste from the existing store was inadequate and had been attracting vermin. The application does not adequately address this issue.

Parish Plan: The Charlton Kings Parish Plan, produced from a public consultation exercise, includes the rejuvenation of Church Piece. Threatening the viability of an existing fish and chips business in Church Piece, only 400m from the proposed site runs contrary to the Community's aims of rejuvenating Church Piece. A previous unfortunate planning decision (the Sainsburys Local on Cirencester Road) has already threatened the viability of the anchor commercial tenant in Church Piece (the Co-Op). It would be detrimental to the objectives of the Parish Plan to repeat the same error.

Promotion of Healthy Eating: While not a matter of planning policy, it is nevertheless a material consideration that nationally there is a strong and increasing concern about obesity and unhealthy eating. Given the limited availability of development sites in the Parish, it would be something of a missed opportunity not to consider alternative uses for the site as opposed to a development that would potentially be detrimental to public health.

National Planning Policy Framework: The loss of amenity for the surrounding residents caused by this development would be wholly unreasonable. The National Planning Policy Framework clearly lays out a presumption in favour of Sustainable Development. Cl. 9 of the NPPF defines Sustainable Development as follows:

"Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- improving the conditions in which people live, work, travel and take leisure."

This application, far from improving the conditions in which the existing residents of Cirencester Road, Croft Road and Pumphreys Road live, would be highly detrimental to their quality of life.

Conclusion: The Committee wholeheartedly welcome bringing this site back into use, but this proposed Change of Use is very much unreasonable, unsuitable and undesirable for the reasons listed above.

11/18/19

18/00949/ADV

Parveen Nisa Ltd 185 Cirencester Road C.K. Replacement of signage for proposed hot food takeaway business. **Objection as above**

12/18/19

18/00966/FUL

Whithorne Coach House London Road C.K. Erection of flat roof garage extension to existing double garage, and new lobby to connect the house and garage and provide a visible entrance for visitors **No objection**

13/18/19

18/00982/FUL

Sunnyhill Stanley Road C.K. Erection of new detached dwelling following demolition of the existing bungalow and garage (revised scheme) **No objection**

- 14/18/19** **18/01006/FUL**
241 London Road C.K. Demolition of existing garage and glass conservatory. Erection of single and double storey rear extensions, and double storey side extension with an integral garage. Modernisation of property **No objection**
- 15/18/19** **18/00934/FUL**
68 Sandy Lane C.K. Two storey extension to side and front of current property and to rear of the property (garage). Replacement windows and doors (revised application 17/01984/FUL) **No objection**
- 16/18/19** **Validations** There were no new validations for our area
- 17/18/19** **Any other business** None

The meeting concluded at 8.50pm

Date of next meeting 11th June 2018 at 7.30pm

Chairman