

## Planning Committee

Tuesday, 21 May 2019

<b>Planning application no.</b>	18/01479/FUL	
<b>Site</b>	29-31 Coronation Road, Ettingshall, Wolverhampton, WV14 0HR	
<b>Proposal</b>	Change of use of part of building into a takeaway (use class A5)	
<b>Ward</b>	Ettingshall;	
<b>Applicant</b>	Mr Khala & Mrs Kaur	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds	
<b>Accountable Director</b>	Richard Lawrence, Director of Regeneration	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Kirsty Hodson	Planning Officer
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### 1.0 Summary recommendation:

#### 1.1 Refuse

### 2.0 Application site

- 2.1 The site consists of an existing A1 retail shop between a pair of semi-detached residential properties on the junction of Coronation Road and Bagnall Road. The first floor of the shop is residential. The rear service yard is gated on either side.

### 3.0 Application details

- 3.1 The application is to subdivide the existing shop to provide a takeaway next to 27 Coronation Road. The proposed opening times would be 12:00 – 22:00 Monday to Saturday. The application originally had a parking area to the rear; however, residents were concerned that due to the higher level of the site to neighbouring gardens that opening this area to parking could lead to unacceptable noise levels and the potential for increased antisocial behaviour. The parking provision was removed from the application. Bin storage is proposed between the proposed takeaway and 27 Coronation Road.

#### **4.0 Relevant policy documents**

4.1 Revised National Planning Policy Framework (NPPF)

4.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)  
Hot Food Takeaway SPD

#### **5.0 Publicity**

5.1 Three objections have been received from residents raising the following concerns: antisocial behaviour, odour, noise, litter, impact on parking provision and questioning the need for a takeaway in this location.

5.2 Ettingshall Ward Councillors have also raised the following concerns: Noise/Antisocial behaviour/smell/proximity to Ettingshall Primary School

#### **6.0 Consultees**

6.1 Transportation: Object – no off-street parking available for staff has been provided.

#### **7.0 Legal implications**

7.1 There are no legal implications arising from this report (LD/02052019/H).

#### **8.0 Appraisal**

8.1 The proposed hot-food takeaway would be detrimental to the amenities of surrounding residential occupiers through smells, increased noise and disturbance, particularly at peak levels of activity being in the evening or late at night.

8.2 The provision of a hot-food takeaway in this predominately residential context would change the character of the area through increased noise levels generated by customers in the vicinity of residential properties particularly adjoining the boundary of 27 Coronation Road and from associated traffic.

8.3 There is a forecourt area in front of the unit which will allow for some customer on-street parking, however, there is insufficient off-street parking for staff. The proposal is therefore likely to result in an unacceptable level of on street parking and have a detrimental effect on the free and safe flow of traffic on the adjacent highway.

#### **9.0 Conclusion**

9.1 The provision of a takeaway in this residential context will result in unacceptable levels of disturbance and smells and will significantly change the character of the area. There is

also insufficient parking provision to support the proposed use. The application is contrary to policies ENV3 and saved policies EP1, EP5, H6, AM12 AM15 of the UDP.

## 10.0 Detail recommendation

### 10.1 Refuse

- Impact on neighbouring residents – smells, increased noise and disturbance
- Impact on character of the area.
- Insufficient parking provision

