

Planning Statement for change of use of retail unit (Class E) to hot food takeaway (sui generis) with associated works.

194 Wakefield Road, Scissett HD8 9JL.

On behalf of Domino's Pizza UK & Ireland Ltd.

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1. Introduction

- 1.1. Pegasus Group is instructed by Domino's Pizza UK & Ireland Ltd (the Applicant) to submit an application for planning permission for the change of use of 194 Wakefield Road, Scissett from a retail unit (Class E) to a hot food takeaway (sui generis), together with works to facilitate the use. The full description of development is:

“Change of use from retail unit (Class E) to hot food takeaway (sui generis) with installation of extract and ventilation equipment including rooftop plant, and external alterations.”

- 1.2. This Planning, Design and Access Statement provides the background to the application, including details of the site and surrounding area, together with the relevant planning history, policy context and detailed design of the proposal.
- 1.3. The main justification section explores whether the proposal is compliant with the policies in the Local Development Plan and considers the proposal against other material considerations including the National Planning Policy Framework (NPPF).
- 1.4. The Statement should be read in conjunction with the other supporting documents, including:
- Plans and drawings
 - Noise Impact Assessment prepared by Philip Acoustics
 - Proposed Ventilation System and specifications.

2. Site Description

- 2.1. The application site comprises a unit which currently forms part of a retail premises (Class E) which operates as a furniture store. The unit comprises a ground floor and lower-ground floor arrangement, giving the appearance of a single-storey addition from Wakefield Road at the front of the store. The adjacent two-storey building is linked to the application site and operated by the same business.
- 2.2. The site has an existing shopfront with shuttered windows on the side elevation and external plant equipment on the side elevation below the level of Wakefield Road as shown in the image below.



The side elevation of the application site (Google Streetview c. May 2023)

- 2.3. There are two parking spaces which serve the unit at the side of the building, which are accessed via Nortonthorpe Industrial Park, the entrance of which is 20 metres south of the site.
- 2.4. The site is located in Scissett Local Centre and is between two existing retail units (occupied under the same company as the appraisal site). There is an existing takeaway (Saffron) at 185 Wakefield Road, approximately 33 metres from the site. The land to the rear and wider area to the south west comprise a business/industrial park where there are a range of general and light industrial uses, offices and bulk retail premises. The site is located within 400-metres of Joseph Norton Academy, a secondary school which is to the north of the site.
- 2.5. The site is included in an area which is designated as a Priority Employment Area which covers the site and the business/industrial park to the rear of the site.
- 2.6. There are no dwellings adjacent to the site. The nearest appear to be approximately 30 metres north east and are separated by intervening buildings. These dwellings are located immediately to the rear of the existing takeaway at 185 Wakefield Road.
- 2.7. The application site is not located in a Conservation Area and there are no Listed Buildings nearby. The site is located in Flood Zone 1, the area with least probability of flooding.



- 2.8. In addition to the parking spaces adjacent to the site, there is on-street parking in front of the site and along Wakefield Road which is restricted to permit-holders, or to a 2-hour stay between 08.00 and 18.00 hours daily, but is unrestricted outside of this time. The site is in a sustainable location with bus stops within 100 metres which provide links to Huddersfield, Wakefield and the local area.

3. Planning History

The Site

- 3.1. A search of the Council's planning records has not returned any relevant planning history for the site.

Surrounding Area – 161 Wakefield Road

- 3.2. Planning permission 2020/62/93797/E was granted for the change of use of 161 Wakefield Road, Scissett from a computer store (Class E) to a hot food takeaway (sui generis).
- 3.3. The Officer determined that the premises were not part of a core cluster of retail units (being situated between two such clusters) and the loss of a vacant shop in the local centre would only have a modest impact on the centre's viability. It was considered that bringing the unit back into a viable use would comply with the aims of local policy.



4. The Proposal

- 4.1. This Statement supports an application for the change of use of the unit and ancillary works to facilitate the takeaway use. The proposals are set out in full below.

Change of Use

- 4.2. It is proposed that the ground and lower ground floor floorspace will be converted to a hot food takeaway (sui generis) to be occupied as a pizza takeaway once all necessary consents are in place. The adjacent three storey (lower ground, ground and first floor) premises will remain in Class E use and is not affected by this proposal.
- 4.3. The proposed takeaway will operate between 11.00 and 23.00 hours daily and will generate a number of part-time and full-time employment opportunities. The majority of employees will be sourced locally.
- 4.4. The submitted plans show the layout for the proposed takeaway. The front of the ground floor will be occupied by the customer waiting area and counter, with the kitchen and oven and cold room in a central position. The rear of the unit will be occupied by dry storage and a wash up area.
- 4.5. The lower ground floor will provide additional storage space, internal bin storage and staff WC. Bins will be taken to the yard at the rear of the premises for collection in accordance with a schedule to be arranged. This is in accordance with the arrangements of other industrial and commercial uses within the wider business park which share the same access.

Extraction and Ventilation Equipment

- 4.6. In order to facilitate the operation of the unit as a takeaway, it is proposed to install extract and ventilation equipment. This will include extract and air handling equipment together with air conditioning and cold room condensers. The existing 4 no. condensers will be removed as part of the conversion works.
- 4.7. The extract will run from the hood above the oven to exit via the roof and where there will be a roof-mounted extract fan, carbon filtration and acoustic attenuation installed on the flat roof. A roof cowl will be installed to serve the fresh air system which will extend throughout the ground floor. Railings and a new external fixed access ladder will be provided to enable safe access to the rooftop equipment for cleaning and maintenance.
- 4.8. A secondary extract and intake vent are proposed comprising louvred grilles in the side elevation above lower ground floor level which will serve the lower ground floor.
- 4.9. Air conditioning and cold room plant will be mounted ground level adjacent to the side elevation on a concrete plinth. All equipment will be installed using anti vibration fixtures. Any required attenuation will be installed in accordance with the recommendations set out in the Noise Impact Assessment by Philip Acoustics.



External Alterations

- 4.10. Aside from the installation of plant, and the associated railings to facilitate safe roof access, the external alterations are limited. A number of minor vents are to be installed to serve the staff WCs and boiler.
- 4.11. The existing single door in the side elevation of the building will be removed and the opening enlarged to accommodate a new door-and-a-half security metal door set. This will facilitate the internal storage of bins.
- 4.12. The existing shopfront entrance door and frame will also be removed and will be replaced with a new aluminium glazed door with aluminium frame. The existing shopfront window will be retained but will be repaired and repainted to match the new entrance door (dark grey).
- 4.13. The proposed elevations refer to proposed signage alterations, but this is for information only and any signage proposals will be submitted under a separate application for Advertisement Consent.

5. Planning Policy

National Planning Policy Framework (NPPF)

- 5.1. The National Planning Policy Framework (NPPF) (last updated in December 2024) sets out the Government's planning policies for England at a national level and how they are expected to be applied.
- 5.2. **Paragraph 7** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of what is meant by 'sustainable development', the NPPF states at **Paragraph 8** that there are three dimensions to sustainable development (economic, social and environmental) and three roles that the planning system needs to perform.

"an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

- 5.3. **Paragraph 11** states that plans and decisions should apply a presumption in favour of sustainable development.

- 5.4. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 5.5. **Paragraph 39** confirms that *“Local planning authorities should approach decisions on proposed development in a positive and creative way”* and that *“...Decision-makers at every level should seek to approve applications for sustainable development where possible”*.
- 5.6. At **paragraph 85**, the NPPF states:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”
- 5.7. **Paragraph 90** confirms that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 5.8. **Paragraph 97** states:

“Local planning authorities should refuse applications for hot food takeaways and fast food outlets:
- a) *Within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or*
 - b) *In locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour.” [Pegasus’ emphasis]*
- 5.9. **Paragraph 116** of the NPPF states that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 5.10. **Paragraph 198** relates to the potential pollution impacts of new development on existing uses. It states that planning policies and decisions should *“mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.”*
- 5.11. Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively – looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Securing the optimum viable use of the property and achieving public benefits are key material considerations for application proposals.

Local Planning Policy

- 5.12. The adopted Local Development Plan is comprised of the Kirklees Local Plan (2019). The Hot Food Takeaway Supplementary Planning Document (the HFT SPD) is also a material planning consideration in the assessment of this application.

- 5.13. **Policy LP7** states that proposals should encourage the efficient use of previously developed land in sustainable locations, provided that it is not of high environmental value and encourage the reuse or adaptation of vacant or underused properties.
- 5.14. **Policy LP13** relates to town centre uses. It states that main town centre uses should be located within defined centres. It states that centres in Kirklees should aim to provide a range of uses to support the daytime and evening economy.
- 5.15. **Policy LP16** sets out the Council's approach to food and drink uses and the evening economy. It states that proposals for food and drink, licensed entertainment uses, and associated proposals will be supported, provided they are located within a defined centre, and subject to:
- "...ensuring the concentration of food and drink and licensed entertainment uses are not located in a particular centre or part of a centre, where they would result in harm to the character, function, vitality and viability of the centre, either individually or cumulatively."*
- 5.16. The following criteria are provided which will be considered with a planning application involving food and drink uses:
- The number, distribution and proximity of other food and drink uses, including those with unimplemented planning permission in a particular centre;
 - The impacts of noise, general disturbance, fumes, smells, litter and late night activity, including those impacts arising from the use of external areas;
 - The potential for anti-social behaviour to arise from the development, having regard to the effectiveness of available measures to manage potential harm through the use of planning conditions and/or obligations;
 - The availability of public transport, parking and servicing;
 - Highway safety;
 - The provision of refuse storage and collection; and
 - The appearance of any associated extensions, flues and installations.
- 5.17. **Policy LP22** states that within local centres, car parks close to the main shopping centres will be for short stay use. Long stay car parks will be directed to the periphery of the centre. The policy states that *"provision of private non-residential parking in town centres will not be permitted unless it can be demonstrated that it is required for operational reasons"* and *"car parking in new developments will be determined by the availability of public transport, the accessibility of the site, location of development, local car ownership levels and the type, mix and use of the development."*
- 5.18. **Policy LP24** sets out the Council's design standards and requires that good design is at the core of all proposals in the district. It confirms that development provides a high standard of amenity for future and neighbouring occupiers and seeks to secure the reuse and adaptation of buildings where possible. The policy also requires that the risk of crime is

minimised by enhanced security and the promotion of overlooked streets and places, and well-designed security features.

5.19. In relation to advertisements and shop fronts, **Policy LP25** states that the development of new or replacement shop front units and display of advertisements will only be permitted if they satisfy the following criteria:

- The design is consistent with the character of the existing building
- The proposals respect the character of the locality and any architectural, historic or cultural features
- The shop fascia is designed to be in scale in its depth and width, with the façade and street scene of which it forms part.

Hot Food Takeaway SPD (HFT SPD)

5.20. **Policy HFT 1** states that new takeaways will be assessed against the Kirklees Council Public Health Toolkit. Proposals in a postcode with a score of 21 or more will be refused. The score for the application site is 10, a pass score.

5.21. **Policy HFT2** sets out criteria where the cumulative impact of a new takeaway would be harmful to the vitality and viability of the centre. If one or more criteria are met a proposal will be unacceptable:

- a. Increase in the concentration of hot food takeaways at ground floor level to greater than 15% of all town centre uses
- b. Creates a cluster of 3 or more takeaways together
- c. Reduces the number of units between takeaway clusters to one or none.

5.22. **Policy HFT3** states that proposals within 400 metres of a secondary school will only be permitted where the takeaway is not open to the public after 5 pm on weekdays and there are no over the counter sales during this time. There is no requirement to close for online or telephone sales, however.

5.23. **Policy HFT4** states that applications must be accompanied by a noise and odour impact assessment and that, if necessary, sound proofing of party walls and ceilings must be demonstrated.

5.24. **Policy HFT5** requires that all applications are accompanied by a Waste Management Strategy to cover the storage and disposal of waste and provision of grease traps where appropriate and the use of sustainable food packaging.

5.25. **Policy HFT7** states that applications for takeaways will be refused where they will have an unacceptable impact on highway efficiency and safety, taking account of the existing use and location of the site, the accessibility for pedestrians, cyclists and vehicles, and the operational requirements of the business.

6. Planning Assessment

6.1. This section of the Planning, Design and Access Statement sets out the justification for the proposed development when considered against the relevant planning policies and other material considerations.

6.2. The key issues arising from this proposal, which will be addressed below, are as follows:

- The Principle of the Change of Use
- The Impact on Residential Amenity
- Highways and Parking Considerations
- Design Considerations
- Access Considerations

6.3. Each point is discussed below.

The Principle of the Change of Use

6.4. The application site comprises an existing building in Scissett Local Centre. This is an appropriate location for retail, food and drink, and other supporting town centre uses. The current lawful use of the site is within Class E (retail) which also allows for the lawful occupation of the site as a range of commercial and business uses under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 including (but not limited to):

- Bank or financial services
- Restaurant
- Gym
- Office

6.5. Policy LP13 of the Local Plan states that a range of uses which support a daytime and night time economy should be supported in adopted centres, and Policy LP16 seeks to ensure that there is no harm to centres by way of an overconcentration of food and drink uses, particularly in relation to:

- Impacts arising from noise, disturbance and odour
- An increase in anti-social behaviour
- The availability of public transport, parking and suitable servicing arrangements
- Refuse storage and collection arrangements and
- The appearance of extract ducts.

6.6. Policy LP16 is supported by the HFT SPD which expands upon the above criteria and provides guidance as to how each site should be assessed in relation to the above points. Each policy within the HFT SPD is discussed below, but the appropriate weight should be applied given that the SPD comprises guidance to support adopted policy, rather than adopted policy in its own right.

Policy HFT1 – Public Health Toolkit

6.7. The policy states that proposals will be assessed against the Kirklees Council Public Health Toolkit. Any proposal for a takeaway in a postcode with a score of 21 or greater will be refused. The postcode for the application site has a score of **10** which is a low score and compliant with Policy HFT1.

Policy HFT2 – Town Centre Vitality and Viability

6.8. The policy states that proposals should not:

- Increase the concentration of hot food takeaways above 15% of all town centre uses in the centre;
- Create a cluster of 3 or more takeaways together
- Reduce the number of units between takeaway clusters to one or none.

6.9. The table at Appendix 2 to the HFT SPD states that the proportion of takeaway uses in Scissett Local Centre was 4.7% using 2018/19 data.

6.10. To ensure that the calculations are based on the most up to date information, a search of the Council's records has been undertaken to find any takeaway permissions granted after the 2018/19 data was compiled. This shows that one approval for a takeaway at 161 Wakefield Road has been granted so the current proportion is 7%. Therefore, if this application is approved, the proportion of takeaway uses would rise marginally to **9.3%**.

6.11. The site is not adjacent to any existing takeaways and the proposals will not result in the isolation of any retail units between 'clusters' of takeaway units. As such, the proposals are wholly in accordance with the requirements of Policy HFT2.

Policy HFT3 – Proximity to Schools

6.12. The application site is located on the edge of the 400-metre restrictive zones of two primary schools. However, it is also within the restrictive zone of Joseph Norton Academy, a secondary school. Therefore, Policy HFT3 states that the opening hours for collections should be restricted before 5 pm on weekdays.

6.13. It is considered that for a pizza takeaway such as this, the opening hours restriction is not necessary due to the way in which Domino's operate. The vast majority of orders are made online, with in-person orders becoming increasingly rare. This is partly due to the fact that pizzas take some time to prepare for collection. It is generally purchased as an infrequent luxury, often later in the evening. This further suggests that children are unlikely to be tempted to visit the site after school ends.

- 6.14. It is also noted that Paragraph 97 of the NPPF requires that takeaways are not located within walking distance of places where children and young people congregate. However there is a clear exception to this rule where sites are located within a designated town centre. Given that the site is located within the Scissett Local Centre (which falls within the NPPF definition of a town centre) the proposal is compliant with this part of the NPPF.

Policy HFT4 – Noise Abatement and Extraction of Odours

- 6.15. This policy requires that applications are accompanied by a noise and odour impact assessment. Both are submitted in support of this application and the results of these assessments are discussed further under the residential amenity heading below. The proposal complies with this policy.

Policy HFT5 – Waste Disposal

- 6.16. A Waste Management Strategy has been prepared and is included within this Statement. Compliance with this Strategy can be secured through an appropriately worded condition to be agreed with the Applicant.
- 6.17. The policy requires that bin stores should be stored in an appropriate location where they will be easily accessed and will not detract from the street scene. The proposals include an internal refuse store with level access to the yard area adjacent to the building. The yard is accessed via existing roads within the industrial park and has a suitable access from Wakefield Road. The site can therefore be serviced in this way without harm to the highway network and in accordance with arrangements that are already in place for other units within the industrial park, and the application site.
- 6.18. Sufficient space is provided for refuse and recyclable waste, and several collections each week will be arranged in a schedule which is timed to avoid peak traffic hours and ensure that waste is not kept on site for an excessive amount of time where it could lead to unacceptable odours or attract vermin. The exact schedule of collections is to be determined by the Applicant in due course. There is no conflict with this policy.

Policy HFT6 – Takeaway Design and Community Safety

- 6.19. Policy HFT6 states that consideration should be given to safety and residential amenity. This includes the design of the premises and any outdoor areas.
- 6.20. There are no significant changes proposed to the application site to facilitate the use. The customer area will be located at the front of the store and will provide surveillance on the street outside. There will be no outdoor storage of goods or waste and therefore there is no harm in this regard.
- 6.21. Generally, Domino's customers order in advance and, if collecting, spend limited time at the site. Customers then leave the site with their order to consume elsewhere as pizzas are not generally suited for eating 'on the go'. As such, there is unlikely to be any loitering outside of the site or other activity which could introduce safety or amenity concerns. There is no conflict with this policy.

Policy HFT7 – Highway Safety

- 6.22. Highway safety is discussed in more detail below, but for the purposes of Policy HFT2, there is space for 2 cars (or a mix of car and mopeds). These would be used by staff as the site is well-served by on street parking which is restricted to a 2-hour stay during the day, but unrestricted for the majority of Domino's proposed opening hours. These spaces which extend for approximately 450 metres with only minor breaks for junctions, will provide ample space for customer use and use by delivery drivers if required.
- 6.23. Overall, it can be seen that the proposed takeaway is entirely in accordance with the criteria set out within the HFT and is therefore clearly consistent with the requirements of Policy LP16.

The Impact on Residential Amenity

- 6.24. The application site is located within Scissett Local Centre. The closest residential units are located approximately 30 metres north-east of the site, and are separated by intervening buildings. There is also a takeaway immediately adjacent to the nearest of these dwellings and, therefore, it is not expected that there will be any concerns raised in terms of amenity.
- 6.25. Notwithstanding this, and in accordance with adopted policy and the HFT SPD, the plant and extract systems have been carefully designed to ensure that there is the least possible potential or harm to amenity. Significant odour and noise attenuation has been designed into the system, including carbon filters and silencers to ensure that there is no harm.
- 6.26. The noise attenuation measures have been adopted following an assessment by Philip Acoustics to establish the potential impact of the extract and ventilation equipment in relation to the existing noise environment. The resulting Noise Impact Assessment is submitted in support of this application and confirms that there will be no unacceptable impact on amenity, with the recommended mitigation in place.
- 6.27. Turning to odour, the proposed extract equipment includes fine filtration within the oven hood, and carbon filters to remove any remaining odour. This, in conjunction with the height of the extract discharge is sufficient to ensure that there will be no harm to amenity from odour.
- 6.28. It should also be noted that the proposed use as a pizza takeaway will not produce excessive odours due to the nature of the operation whereby all goods are oven-baked. There will be no deep-frying or highly aromatic processes undertaken at the site which could cause an impact requiring a higher degree of attenuation.

Highways and Parking Considerations

- 6.29. The application site is located within a Local Centre, in a highly sustainable location with bus stops within 100 metres. There is on-street parking in front of the premises and in both directions along Wakefield Road. The on-street parking will be unrestricted during the majority of the takeaway's peak trading hours and, as such, delivery drivers and customers will be able to be accommodated within the on-street parking without harmful impacts on the local highway network. There is also additional staff parking at the side of the site for staff and/or delivery drivers.

- 6.30. While the former use of the site in a retail use within Class E, the site could be occupied as a restaurant without the need for planning permission. On this basis, the parking demands could be similar or greater than that associated with the takeaway use where customers are likely to visit the site and spend upwards of an hour, rather than making a brief visit to collect an order.
- 6.31. Generally, visits to the site will be short-stay and can easily be accommodated on the existing parking around the site. The nature of Domino's operation is such that delivery drivers visit site to collect several orders to be delivered in one trip. Therefore, drivers visit the site less often and there is normally only one driver at the site at time. During busy peak times (normally Friday/Saturday between 17.30 and 21.00) there may be at most two drivers.
- 6.32. Servicing will take place to the side of the premises, within the industrial park. This is in accordance with the existing arrangements for the site and other uses within the immediate area. Deliveries will be timed to take place outside of peak travel times to ensure that there is no impact on the local highway network when they take place.
- 6.33. Overall, the above demonstrates that the proposed use is appropriate in this location and is in accordance with Policy LP16 of the Development Plan and HFT7 of the HFT SPD.

Design Considerations

- 6.34. The external changes to the site predominantly relate to the installation of extract and ventilation equipment. The rooftop plant and railings will be located in a central position on the flat roof and, as such, may be visible from the public realm including from street level along parts of Wakefield Road. The access ladder will also be visible to some views from the south of the site.
- 6.35. The site is located in an area which is not only part of the Local Centre, but is on the fringe of the Priority Employment Area which extends across Nortonthorpe Industrial Park. As such, it is not out of character for a level of external equipment to be visible from the public realm. As such, while the amount of rooftop plant has been minimised as much as possible, it is necessary and appropriate to serve the proposed use.
- 6.36. The condensers adjacent to the side elevation will only be visible from within the industrial park. This is a significant improvement on the existing arrangements where there are four condensers at a high level which are visible from parts of Wakefield Road. Similarly, the enlarged opening at ground floor level will not affect the appearance of the building and the proposed finish and materials are suitable in this location.
- 6.37. The changes to the shopfront are minimal and involve the replacement of the existing entrance door and repair/repainting of the window. The changes will utilise the existing openings and will not harm the character or appearance of the building.
- 6.38. The site is not in a Conservation Area and there are no listed buildings nearby, as such, and given the mixed-use commercial and industrial character of the area, there are no concerns in relation to design.



Access Considerations

- 6.39. The rooftop railings and access ladder are required to comply with the current standards so that the plant can be safely accessed for maintenance and cleaning.
- 6.40. The lower ground floor and bin store are provided with level access there is level access from Wakefield Road which will ensure that the store is accessible for all staff and customers, and the site can be safely serviced.
- 6.41. The proposals will not have a harmful impact on access to, past or within the site and therefore the proposed use and associated works are acceptable.

7. Conclusions

- 7.1. This Statement has been prepared in support of an application for planning permission for the change of use of the ground floor from a Class E use (retail) to a hot food takeaway (sui generis), and for the installation of extract and ventilation equipment and other external alterations.
- 7.2. It has been demonstrated that the proposed change of use is appropriate in this location and that there will be no conflict with LP16 of the Local Plan or the guidance contained within the HFT SPD, in particular in relation to the concentration of takeaway uses in the Centre.
- 7.3. It has also been demonstrated that the proposal is acceptable in terms of residential amenity and highway safety.
- 7.4. Finally, it has been shown that the minor alterations to the shopfront and at the rear of the premises are acceptable in design terms and there will be no adverse impact on the character or appearance of the local area.
- 7.5. It is for the reasons set out in this Statement that the proposed development is in accordance with the current adopted Development Plan, in particular policies LP13 and LP16 of the Local Plan.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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