

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel (WEST) - 24 March 2015
 Planning Application Report of the Planning and Development Manager**

Application address: 3 St James Road, SO15 5FB			
Proposed development: Erection of a single storey rear extension and change of use from A1 (retail) to mixed A1 (retail-opening hours as existing) and A4 (drinking establishment- opening hours Wednesday-Friday 16:00-22:00 and Saturday-Sunday 12:00-22:00) with external garden area and associated alterations including detached cycle store.			
Application number	15/00097/FUL	Application type	FUL
Case officer	Mathew Pidgeon	Public speaking time	5 minutes
Last date for determination:	19.03.2015	Ward	Freemantle
Reason for Panel Referral:	Request by Ward Member or five or more letters of objection have been received.	Ward Councillors	Cllr Parnell Cllr Shields Cllr Moulton

Applicant: Mr Rai	Agent: Sanders Design Services Ltd
--------------------------	---

Recommendation Summary	Conditionally approve
-------------------------------	------------------------------

Community Infrastructure Levy Liable	Not applicable
---	-----------------------

Reason for Granting Planning Permission

The proposed drinking establishment is considered to be a compatible use within this Local Centre location and will add to its vitality and viability. Due to the modest nature of the proposal it is not considered that undue noise and disturbance will result and therefore the proposal will not harm the amenity of the area or the residential amenity enjoyed by the occupiers of neighbouring dwellings. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, REI6 and REI7 of the City of Southampton Local Plan Review (March 2006) and CS3 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached	
1	Development Plan Policies

Recommendation in Full: Conditionally approve

1 The site and its context

- 1.1 The application site comprises a retail (Class A1 use) unit within St. James Road Local Centre. The local centre contains mainly Class 'A' Uses on the ground floor of properties with residential units above. Within the Local Centre there is a chemist, a coffee shop, hot food takeaways, a convenience store, a watch service centre, a laundrette and a bakery.
- 1.2 The application property is currently in use as an off licence, there is access to the rear of the site (from where the first floor residential accommodation is accessed) and to the rear there is a small garden area.

2 Proposal

- 2.1 The application seeks a change of use from retail (Class A1) use to a mixed use drinking establishment (Class A4) and retail (Class A1) use. The development includes the subdivision of the existing shop unit although an internal door for staff use will allow movement between the two units. Alterations to the shop front, external decking and a single storey rear extension will facilitate the change of use. External seating is proposed within the rear garden and to the front of the building for use by the customers. The internal floor area for the drinking establishment is approximately 43 square metres.
- 2.2 Drinks to be sold on site between the hours of 16:00 - 22:00 Wednesday - Friday and 12:00 - 22:00 Saturday and Sunday. The outside drinking areas (to the front and rear) will close at 21:00 meaning that no customers can drink outside past 21:00.
- 2.3 The applicant has provided the following information:
 - The premises is to be operated as a micro pub specialising in the selling of cask beer and selling a small selection of specialised bottle beers and wine.
 - Beer will be cooled using a water cooler and water jackets, the only plant items will be the cooling unit and the fridge for bottled beer which exists at present.
 - Hot food will not be cooked or served but bar snacks will be provided.
 - The bins are to be stored within the rear service yard.
 - Currently deliveries occur daily up to approximately 6pm. This is not proposed to change and combined deliveries for both businesses will take place.
 - The internal and external areas will be covered by CCTV.
 - Drinkaware, Think 21 and Pub Watch have been considered and will be signed up to should permission be granted.

3 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and

statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4 Relevant Planning History

- 4.1 There have been two successful applications for the installation of shop fronts at the property, one in 1972 and one in 1982.

5 Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice on 6th February 2015. At the time of writing the report **91 representations** have been received from surrounding residents. Cllrs Parnell, Shields and Moulton have also responded to the consultation exercise. **36 letters raise objection** to the proposal and **55 letters have been received in support**. The following is a summary of the points raised:

- 5.2 Supporters raise the following:

- The local centre would benefit from a micro pub given that there are few public houses nearby.
- Many of the supporters use the off licence and know the current shop owner well and thus expect the business to be operated responsibly.
- In the recent past many local pubs are closing down; a venture of this kind should be commended.
- The venue will provide a valuable meeting space and will benefit community spirit by providing a new location for socialising with other members of the local community.
- Added foot fall to the site will also enhance local businesses in St. James Road Local Centre.
- The closing time proposed is not considered late and therefore will avoid causing disruption to local residents.
- The use is likened to the 'Butchers Hook' micro brewery in Bitterne Triangle which in the view of many adds character to the neighbourhood and operates very differently to bars and city centre public houses which generate more noise and disturbance.
- It is in the interest of the licence holder to operate reasonably so that the local population are not disturbed given that they are the target customer base for the business.
- Customers are more likely to walk to a micro pub rather than drive.
- The support the current off licence gives to local breweries and the business model for the micro pub is enthusiastically promoted by many of the supporters.
- The micro pub will provide a much needed alternative to the public houses on Shirley High Street.

- 5.3 **RESPONSE:** From reading the letters of support it is clear that there is a strong feeling in the local community that there is scope for a business of this nature in the Local Centre. Many of the letters have been received from members of the public who currently use the off licence and they note that the current manager has considerably improved the business since first taking it over approximately two years ago.

Emphasis is placed on the nature of the business that being principally for local real ales and wines rather than as a budget off licence. In addition the supporters, in their vast majority, have the impression that the future micro pub, if approved, will be managed responsibly by the current manager and that small independent businesses of this nature should be encouraged by the Council.

5.4 Objectors raise the following:

- Concerns regarding car parking impact have been raised. **RESPONSE:** Additional parking pressure is considered unlikely to be significantly harmful. The premises is of small scale and it is unlikely that many private vehicle trips will be generated by it due to the nature of the use. The primary customer base is also expected to be members of the public residing within the local neighbourhood.
- Highways safety will suffer as a consequence of additional parking pressure. **RESPONSE:** The Highways Development Management Team have no objection to the proposal and have discussed highways safety as part of their consultation response.
- Noise/anti-social behaviour is a concern raised including noise from customers sitting outside on the frontage and within the rear garden area. If closing time is 22:00 members of the public will still be finishing their drinks at 22:30. Neighbours to the rear will 'inevitably be affected' by noise and disturbance due to the potential use of the garden 5 days per week until 22:00. **RESPONSE:** The drinking establishment would be of small scale due to the size of the building and the way the existing unit is to be subdivided. Use of the garden and frontage seating area could give rise to noise however the hours of operation are limited so that noise would not be generated late at night or early in the morning. The site is located within a local centre within which policy RE16 of the Adopted Local Plan permits A4 uses. Separate legislation is used to control noise disturbance and it is the Environmental Health Teams responsibility to monitor and control harmful noise impacts. Should the manager of the micro pub allow excessive noise disturbance to occur the Councils licensing team will have the opportunity to revoke the sale of alcohol licence. Planning conditions can be used to control opening hours and when the garden and frontage seating areas can be used.
- Objectors point out that there is a large difference between managing the sale of alcohol within an off licence and a drinking establishment. **RESPONSE:** Whilst the micro pub would be a new venture for the manager of the off licence there is no reason to suspect that the management of the micro pub would not be responsible. It would be unreasonable to oppose the development on this basis. Again if the micro pub is poorly operated the licensing team has the opportunity to prevent further sale of alcohol on the premises.
- Concern is raised over the potential for crime. **RESPONSE:** The link between a micro pub and crime is unfounded.
- The development would result in added foot fall through the area at night when customers leave the premises after closing. **RESPONSE:** Added foot fall through the area may result however provided customers leaving the micro pub behave reasonably there is no reason to expect significant harm as a result. Furthermore the small scale nature of the premises and likely dispersion of customers (potentially leaving in different directions) leads to Officers considering that any

harm caused to local residents will not be significant.

- The health impact of second hand smoke has been identified. **RESPONSE:** Separate legislation manages smoking in public spaces. The Environmental Health Team have not raised concerns regarding public health.
- Objectors have raised the point that they believe that when Atherley Estate was sold for housing there was a covenant clause that no public house for drinking of alcohol would be allowed and by signing the property purchase documents land owners are signing up to the agreement. Objectors consider the proposal to be unlawful. The objectors consider that the Council have the responsibility to inspect title deeds in lawful regard to the conditions. **RESPONSE:** This is a legal matter which the applicant has been made aware of. It falls outside of the scope of planning considerations and thus is not material to the determination of the planning application.
- Objection raised on the basis of proximity to schools. **RESPONSE:** A well operated micro-brewery will not negatively impact nearby schools.
- Extensions to the hours of operation are inevitable and thus the scheme creates the opportunity for more disturbance at night. **RESPONSE:** If planning permission is granted should the management seek in the future to lengthen the opening hours subsequent planning applications will need to be applied for and the Council will have the opportunity to consider the acceptability of the revised opening hours.
- Extent of the consultation exercise has been criticised by some members of the community who would have expected to have received a consultation letter. **RESPONSE:** The Council have carried out the consultation exercise in accordance with departmental procedures and its statutory responsibility has been fulfilled. In addition to letters of consultation being sent to the residential occupiers living close to the site, and in particular those members of the public most likely to be affected by the proposal, a site notice was erected.

5.5 Consultation Responses

- 5.6 **Cllr Parnell** has passed on the thoughts of a concerned member of the public and raises concern regarding noise, parking pressure and health implications of passive smoking. Cllr Parnell has also brought the covenant clause on Atherley Estate to the attention of the Planning Department and also plans to speak at planning panel. **RESPONSE:** The matters which are raised by Cllr Parnell have been responded to above in section 5.4.
- 5.7 **Cllr Shields** is not aware of any licensing application for the use and as such notes that adequate safeguards in terms of opening hours, noise nuisance and parking are not secured. Also Cllr Shields is concerned that if permission is granted it would imply that the Council consent to a licensing application. **RESPONSE:** Planning and licensing are two separate functions carried out by the Council. Each are administered independently of each other. Should planning permission be granted it does not automatically lead to a licence being approved.
- 5.8 **Cllr Moulton** has also made a representation, he does not object but has requested the application be determined at planning panel due to wider public interest, he has

also suggested conditions regarding hours of operation and boundary treatment should permission be granted.

5.9 **SCC Highways:** This site lies within a small parade of shops which have a small parking layby forward of it. The parking area is well used, and there is some parking which extends beyond this, in front of nearby housing. On street parking in itself does not cause highway safety issues, mostly the complaint associated with parking is more an amenity one. The use due to its nature, will attract walking trips. Vehicle borne trips which will be generated are not considered to offer a highway safety problem, and are likely to occur when the other shops and businesses in adjacent premises are closed, therefore during a time of lower demand in the immediate vicinity.

5.10 **SCC Environmental Health (Pollution & Safety):** No Objection: it is recommended that conditions along the following lines are imposed if the application is successful:-

1. There should be no amplified music or live music externally.

2. No drinks or food to be sold after 10pm and the external areas to be fully vacated by 22:00 Monday to Sunday.

RESPONSE: The Applicant has agreed to ensure that the outside areas are vacated after 21:00 to address concerns raised by local residents/objectors.

5.11 **Crime Prevention Design Advisor, Hampshire Constabulary:** The Police have accepted that a licence be granted to this premises for the opening times stated in the application, however should you be minded to approve this application, it is considered more appropriate that the outside drinking areas are restricted to 9pm and that tables and chairs at the front of the building are removed and stored at this time. The reason being is the concern for potential noise and disturbance in the outside drinking areas and the effect this may have on the nearby residents. Details of the proposed CCTV system is required before I can comment further. RESPONSE: The Applicant has agreed to the use of CCTV and amended drawings show the likely position of cameras. A condition can be used to ensure CCTV is incorporated and will give the Crime Prevention Design Advisor the opportunity to review the system.

6 **Planning Consideration Key Issues**

6.1 The key issues for consideration in the determination of this planning application are:

- Principle of development.
- Impact on local character.
- Impact on neighbouring properties (noise, disturbance and visual impact).
- Highways, parking and servicing.

6.2 Principle of Development

- 6.3 The proposed site is a good location for such a facility in order to serve the local community due to the commercial nature of this section of St James Road which is characterised by ground floor shops of various uses as well as residential properties. Local Plan policies support the proposal. REI6 deals with local centres of which this area is one and supports A1 and A4 uses, appropriate leisure, social and community uses; and uses that provide employment.
- 6.4 Policy REI6 identifies that smaller shopping centres like St James Road local centre play an important role in catering for day to day needs of local residents and since they are associated with a catchment area which generally lies within walking or cycling distance, they tend to be relied upon by local residents without access to a car, and people with disabilities.
- 6.5 The site is located within a local centre where A4 uses are allowed by policy REI6 (as stated above). Policy REI7 (Food and Drink Uses) also states that A4 uses are permitted in local centres provided that appropriate planning conditions are imposed to prevent the generation of any undue noise directly arising from the use.
- 6.6 Furthermore the micro-brewery use would add visual interest and contribute to the vitality and future viability of the local centre. The micro-brewery also has the potential to provide a community hub as it will be available to host small community meetings. This complies with Core Strategy policy CS3 which identifies that local centres should capitalise on opportunities for enhancement.
- 6.7 The Council seeks to encourage small local businesses wherever possible and it is clear from the National Planning Policy Framework that planning decisions should give weight to the economic benefit of development.
- 6.8 The proposal complies with the NPPF, the adopted Core Strategy and the Local Plan review and therefore the principle of the scheme is acceptable.

6.9 Impact of the shop front on character.

- 6.10 Local Plan Policy REI8 deals with shop fronts stating that they should be proportionate to the building and street and respect the character of the area. The A1 section of the unit would be accessed separately giving the impression of a separate unit which may be beneficial to the spatial characteristics of the street scene. The development also results in an active street frontage. The proposed changes to the shop front comply with policy REI8.

6.11 Potential impact on neighbouring properties (noise and disturbance).

- 6.12 The main planning issue raised by objectors to the scheme is the potential impact on neighbouring properties with regard to noise. The Council acknowledge that there is potential for the visitors to the site to sit outside to both the front and within the rear garden and thus those customers will generate activity and some noise. The impact is likely to be greatest when the weather is fine and more customers choose to sit outside.
- 6.13 It is appreciated that general activity associated with customers sitting outside can have an impact on neighbours, particularly those on the opposite side of St. James

Road, occupiers of properties backing onto the site and occupiers of accommodation at first floor level. However provided customers behave reasonably it is considered that the impact would not seriously affect residential amenity.

- 6.14 When coming to this conclusion Officers have given consideration to the location. As the site is within a local centre background noise is expected to be higher than wholly residential areas where no other uses are located. There are also other evening uses (hot food takeaways and convenience store) located within the Local Centre which generate activity in the evening.
- 6.15 The assessment has also taken account of the controls that are available to the Council which aim to prevent significant impact to neighbours. These controls include limiting the hours of operation and control of noise generating uses through environmental health legislation as well as the management of licensing agreements as managed by the Environmental Health and Police Licensing Teams.
- 6.16 In this particular case the Applicant has agreed to close the outside seating areas at 21:00 and the establishment would not be open to customers after 22:00. The Applicant has also stated that he will sign up to the Drinkaware, Think 21 and Pub Watch schemes.
- 6.17 Another mitigating factor is the small scale nature of the use which is unlikely to accommodate large numbers of customers on a regular basis each night of the week. During periods of poor and cold weather customers are also less likely to sit outside further reducing the potential for significant harm.
- 6.18 Whilst the proposal may result in added foot fall through the area as a consequence of customers leaving the micro pub, provided that those customers behave reasonably there is no reason to expect significant disturbance. In addition the relative small scale nature of the use and hours of operation; and likely dispersion of customers (potentially leaving in a number of different directions) leads Officers to consider that harm caused to local residents will not be significant.
- 6.19 In terms of the physical impact of the development it is judged that the single storey rear extension (formed to create additional storage for the off licence) and the raised decking area will not harm neighbouring amenity. The extension to the rear would measure 3.5m by 4.5m and would not be visible from the street; and due to its single storey scale and the depth of the neighbouring property, it is unlikely to have any significant impact on neighbouring amenity. Both ground floor uses of the neighbouring properties at 1 and 5 St. James Road are not residential and boundary treatment is proposed to ensure that there would be no overlooking of other properties by customers using the outdoor area.
- 6.20 Parking
- 6.21 The primary method of travel to the business is expected to be on foot. If customers do arrive by car parking will be accommodated by the parking areas to the front of the row of shops and in the nearby streets. Whilst it is acknowledged that the business may lead to some parking pressure within areas where development takes place the impact is not judged to be significantly harmful and not sufficient to justify refusal.
- 6.22 Highways Development Management have also confirmed that there are no associated highways safety concerns with the scheme. The location is also

accessible by public transport and the current delivery arrangements can accommodate the A4 units requirements as well as the existing A1 off licence use.

7.0 Summary

7.1 From the consultation exercise it is clear that there has been a large amount of public interest associated with the proposal. It is also fairly rare for the Council to receive so many letters of support however that said there have also been a fairly large number of objections received. Careful consideration of the points by the objectors and supporters, as well as other material considerations discussed above have led to the recommendation to support the scheme with conditions to control the development where needed in the interests of local amenity.

8.0 Conclusion

8.1 Taking account of the physical circumstances of the proposal in terms of the size of the commercial unit, its location, available controls over the development (hours of operation, Environmental Health and licensing), reasonable behaviour from customers and responsible management it is considered that significant harm to neighbouring occupants is not likely to occur and with the imposition of relevant planning conditions the scheme can be supported.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1a, b, c, d, 2 b, d, 7 a, b, 9 a, b.

MP3 for 24/03/2015 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

03. APPROVAL CONDITION - Materials to match [Performance Condition]

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the extension hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

04. APPROVAL CONDITION - Lighting [Pre-Commencement Condition]

A lighting scheme including relevant plans shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of the use hereby approved. The lighting scheme shall identify methods used to prevent light spill into neighbouring properties and prevent lights shining into neighbouring gardens and windows. The installation must be maintained in accordance with the agreed scheme.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

05. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

06. APPROVAL CONDITION, Control of amplified equipment - [Performance Condition]

At no time shall sound amplifying equipment or acoustic instruments be used or installed which would generate noise audible from the boundary of the nearest noise sensitive property to the building hereby approved unless otherwise agreed in writing with local Planning Authority.

Reason:

To protect the amenities of the occupiers of nearby residential properties.

07. APPROVAL CONDITION, Cycle and Refuse Storage Facilities [Pre-Occupation Condition]

The approved cycle and refuse storage layout shall be constructed in accordance with the approved plans and cycle storage shall be constructed in accordance with Council standards (being covered and lockable) prior to the first occupation of the hereby approved development. Such facilities as approved shall be permanently retained for that purpose.

Reason:

To encourage cycling as an alternative form of transport and in the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties.

08. APPROVAL CONDITION - Hours of Operation (drinks). [Performance Condition]

The A4 'drinking establishment' to which this permission relates shall only operate in accordance with the following hours:

Customers will only be permitted on the premises between the hours of 16:00 - 22:00 Wednesday - Friday and 12:00 - 22:00 Saturday and Sunday.

Customers will only be permitted to use the outside drinking areas between the hours of 16:00 - 21:00 Wednesday - Friday and 12:00 - 21:00 on Saturdays and Sundays.

Reason:

To protect the amenities of the occupiers of nearby residential properties.

09. APPROVAL CONDITION - CCTV system [Pre-occupation condition]

Before the first occupation of the development details of a scheme for a CCTV system to cover the inside and outside areas of the establishment shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be fully installed and operational prior to the approved use of the development first commencing. It shall be maintained in working order and operated at all times when the premises is open.

Recorded images shall be held for a 1 month period after being made on a daily basis for use by the Police as required.

Reason:

In the interests of crime reduction and customer/staff safety.

10. APPROVAL CONDITION, Boundary Treatment [Pre-Occupation Condition]

Unless otherwise agreed in writing, before occupation of the development hereby approved full details of all proposed boundary treatment (including the boundary to the front, adjacent to the highway; and the rear boundary treatment which will divide the garden from neighbouring gardens shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall subsequently be installed to the specification as approved prior to first occupation and retained thereafter whilst the property is being used as a drinking establishment in use class A4.

Reason:

To protect the amenities and privacy of occupiers of the adjoining property

11. APPROVAL CONDITION, Deliveries [Performance Condition]

No deliveries shall take place associated with the A4 drinking establishment use between the hours of 18:00 and 08:00 on any day.

Reason:

To protect the amenities of occupiers of the adjoining property.

12. APPROVAL CONDITION, Glass Storage [Performance Condition]

Except for on bin collection day no storage of glass (for recycling purposes) shall take place outside of the building.

Reason:

To protect the amenities of occupiers of the adjoining property.

13. APPROVAL CONDITION, Limitation of A4 use [Performance Condition]

The A4 use to which the permission relates shall occupy the footprint of the commercial unit as set out in the approved plans. No further encroachment into the footprint area of the neighbouring off licence without further planning permission shall occur.

Reason:

To control the development and ensure the scale of operation is acceptable given proximity to neighbouring residential properties.

14. APPROVAL CONDITION - Restricted use of flat roof and garden area [Performance Condition]

The roof area of the extension hereby approved and the garden space provided as part of the development shall not be used for storage purposes associated with the A4 use hereby approved.

Reason:

In order to protect the amenity of adjoining occupiers.

POLICY CONTEXT

Core Strategy - (January 2010)

CS3	Promoting Successful Places
CS13	Fundamentals of Design
CS19	Car & Cycle Parking
CS24	Access to Jobs

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP10	Safety & Security
SDP16	Noise
SDP17	Lighting
CLT15	Night Time Uses in Town, District and Local Centres
REI6	Local Centres
REI7	Food and Drink Uses (Classes A3, A4 and A5)
REI8	Shopfronts

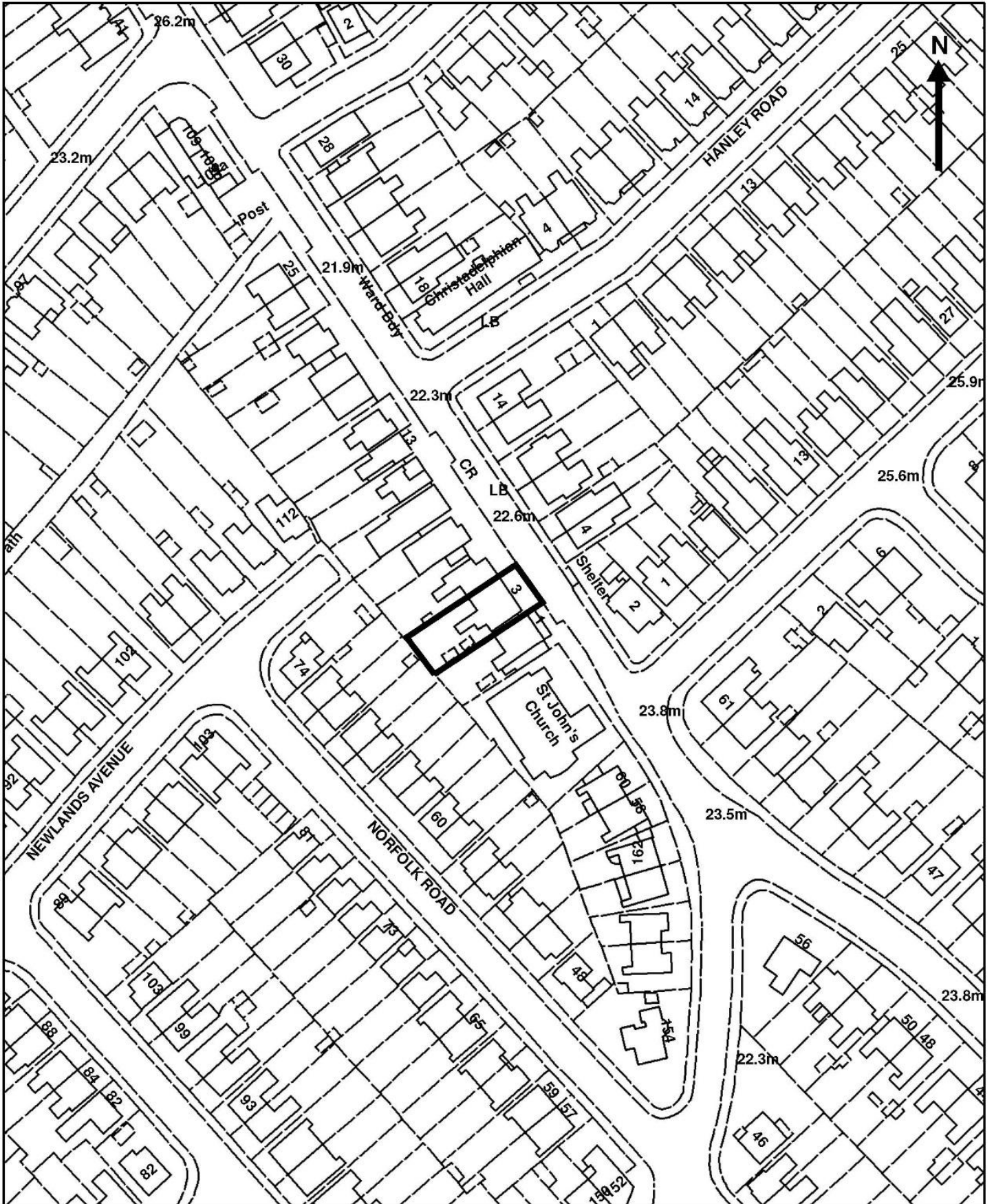
Supplementary Planning Guidance

Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2012)

15/00097/FUL



Scale: 1:1,250

©Crown copyright and database rights 2014 Ordnance Survey 100019679

