

Our Ref: A116427
Your Ref: PP-08703530

7th May 2020

Arun District Council

Arun Civic Centre,
Maltavers Road,
Littlehampton,
West Sussex
BN17 5LF

Dear Sirs,

PLANNING PORTAL REFERENCE PP-08703530

RETROSPECTIVE PLANNING APPLICATION FOR MINOR EXTERNAL ALTERATIONS COMPRISING THE POSITION OF THE BIN STORAGE AREA AND EXTERNAL STORAGE CONTAINER.

WYG has been retained by Papa John's (GB) Ltd to submit a retrospective planning application to regularise a number of minor external alterations. These comprise the bin storage area and storage container and clarify the as built position of the air intake flue and condensing unit (approved under planning permission LU/38/20/PL) in relation to the existing Papa John's unit at 5 Arundel Road, Littlehampton.

The plans and information accompanying this submission are as follows:

- Completed application forms and Certificates
- Drawing No. 19034-11 Rev E – Proposed elevations
- Drawing No. 19034-17 Rev B – Roof Plan proposed
- Drawing No. 19034-22 Rev A Location and Block Plan
- Drawing No. 19034-10 Rev E – Proposed Ground Floor
- Drawing No. 19034-17 Rev B – Proposed roof plan

The Application is submitted via the Planning Portal (Reference PP-08703530). The planning application fee is being submitted to the Authority under separate cover.

Background

Planning Permission reference LU/164/19/PL was granted at the application site on 4th October 2019 and approved the change of use to a hot food takeaway (Use Class A5) with minor external alterations.

The site has been subject to an enforcement letter dated 20th December 2019 (reference: ENF/281/19) which requested a revised planning application be submitted to reflect the 'as built' position of the air intake flue on the roof of the building. This was addressed by way of a Section 73 application which was submitted and approved on 6th April planning reference LU/38/20/PL to amend the approved plans included within the permission.

Following communications with the Enforcement Officer, this retrospective external alterations planning application now seeks to address the remaining concerns of the enforcement letter (reference: ENF/281/19) by seeking to regularise the location of the bin storage area and 'metal shed' storage container. The position of these are shown on the plans accompanying this application. For ease of reference, the location of the WC extraction condenser, and air condenser surrounded by wooden fencing are also shown on the accompanying plans (addressing the other concerns raised by the Enforcement Officer which have since been resolved).

The WC extraction is located on the rear elevation of the property shown on Drawing No. 19034-11 Rev E. The bin storage area and 'metal shed' storage container are shown on Drawing No. 19034-22 Rev A. The 'metal shed' referred to is a storage container for empty dough trays awaiting uplift, which are collected by the food delivery vehicle on a weekly basis. The Environmental Health Officer at Arun District Council has requested that these are stored in an enclosed area, which is required to be external as there is no suitable location within the premises itself.

The external alterations all refer to matters located to the rear of the premises in a shared gated area accessed by 3a, 4 and 5 Arundel Road.

Existing Operation of the Existing Hot Food Takeaway Use

Whilst the proposed operation of the unit will remain as a Hot Food Takeaway, as lawfully approved, information on the various aspects of the business operation is provided below for ease of reference.

In terms of deliveries, Papa John's (GB) Ltd has a centrally controlled logistics operation to deliver the fresh dough and other products necessary to meet the business needs of each store.

The delivery model is company-wide and based on three deliveries per week; two deliveries from the main distribution centre, using fixed-bed ten tonne delivery vehicles; and one by the drinks supply partner, Coca Cola, utilising a 7.5 tonne non-articulated delivery vehicle.

Food deliveries are made twice a week and on regular days to maintain stock levels in the store. Drinks deliveries are made once per week.

Refuse from the Unit is disposed of in two lockable bins stored externally at the premises. One refuse bin is for general waste and one is for cardboard recycling. All bins are emptied on a weekly basis; contractors retrieve the bins, empty them and replace them once empty.

Papa John's GB Ltd has a standard contract with a pest control agency to control and manage the presence of vermin around the premises. In order to prevent pests, the refuse bins are BIFFA lockable wheelie bins. The premises is also sealed to prevent pests gaining access via the windows or under the doors.

Planning Policy

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that proposals are determined in accordance with the development plan unless material considerations indicate otherwise. The adopted Development Plan relevant to this proposal comprises:

- Arun Local Plan 2011-2031
- Littlehampton Neighbourhood Plan 2014

Material considerations in determining individual planning applications include the National Planning Policy Framework (NPPF).

This application seeks retrospective permission for a number of minor alterations reflect the current siting of matters included within this application. The principal planning issue relevant to this proposed development is the impact on the amenity of neighbouring uses and occupiers. The planning policies relevant to this planning application are set out below.

Arun Local Plan 2011 – 2031

Policy DDM1 of the Arun Local Plan refers to aspects of form and design quality, in particular development must have minimal impact to users and occupiers of nearby properties and land.

Policy QE SP1 requires all development to positively contribute to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity or the natural environment.

Littlehampton Neighbourhood Plan 2014

Policy 1 states that planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise.

Planning Assessment

The Application seeks to retrospectively apply for minor external alterations associated with the current and lawful use of 5 Arundel Road, Littlehampton as a hot food takeaway (granted under planning permission reference LU/164/19/PL).

The key planning matter associated with the alterations are the impacts on the amenity of neighbouring occupiers through the amendment to the positioning of the bin storage and metal storage container used to store empty dough trays as part of Papa John's operations; this matter is considered further here. The external alterations are located in the shared yard to the rear of the unit which is currently used as an informal area shared by 3, 4 and 5 Arundel Road. The relevant local policies are Local Plan Policies D DM1 and QE SP1.

The current lawful use of the unit was granted under planning permission reference LU/164/19/PL and this application seeks to regularise the siting of external matters which are necessary for our client to operate their business. Papa John's are committed to ensuring their operations do not adversely impact the amenity of neighbouring occupiers'. The proposed (as built) use requires a bin store comprising two lockable bins and a 'metal shed' storage container to store empty dough trays awaiting uplift, which are collected by the food delivery vehicle on weekly basis. The Environmental Health Officer at Arun District Council has requested that these are stored in an enclosed area, which is required to be external as there is no suitable location within the premises itself. The metal storage container is not fixed to the ground and can be located anywhere within the rear service yard, but it is proposed to be located in the area indicated on Drawing No. 19034-10 Rev E as this is considered to be the most appropriate position and will not impact the amenity of neighbouring occupiers.

The Application is submitted to Arun District Council for approval, subject to reasonable and relevant conditions. I look forward to receiving confirmation of registration of the Application, a receipt for the application fee paid and a likely timescale for the determination of the application in due course.

Yours faithfully



Sarah Butterfield

Director

WYG Environment Planning Transport Limited