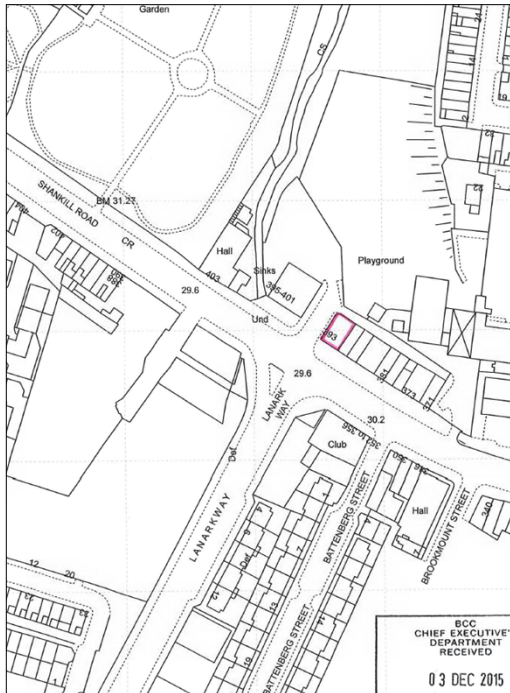


Development Management Officer Report Committee Application

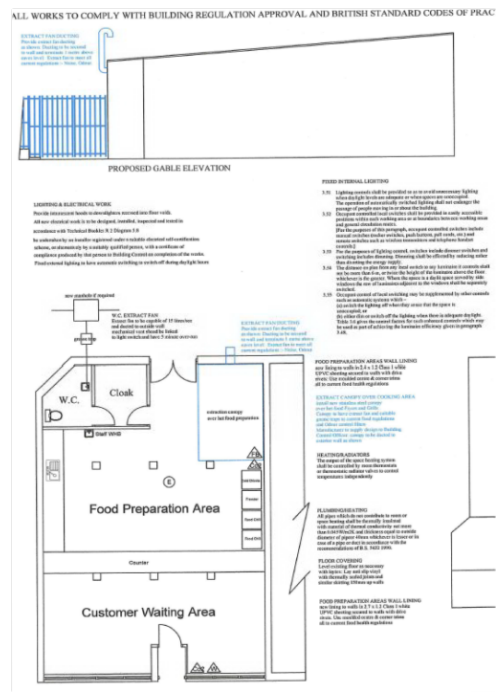
Summary	
Committee Meeting Date: 13th December 2016	
Application ID: LA04/2015/1532/F	
Proposal: Change of use to hot food takeaway with flue	Location: 391-393 Shankill Road Belfast BT13 3AF
Referral Route: Hot food bar	
Recommendation:	Approval
Applicant Name and Address: William Harrison 258 Seven Mile Straight Antrim BT29 4YT	Agent Name and Address: Affordable Plans Online 22 DHU Varren Crescent Belfast BT13 3FL
<p>Executive Summary: The application seeks full planning permission for a change of use from a furniture shop to hot food bar (Sui Generis). The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of a hot food bar at this location; • Impact on amenity • Impact on parking <p>The site is located within an existing commercial area and along an arterial route (Shankill Road) as designated within the Belfast Metropolitan Area Plan 2015.</p> <p>The principle of a hot food bar at this location is considered acceptable and minor elevational changes are proposed to the rear of the unit.</p> <p>Transport NI and Environmental Health have no objection to the proposal subject to conditions and informatives.</p> <p>One objection was received and all issues considered.</p> <p>It is recommended that the application is approved subject to conditions.</p>	

Case Officer Report

Site Location Plan



Elevations/Floor Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Transport NI - Hydebank	No objection subject to conditions and informatives
Non Statutory	Env Health Belfast City Council	No objection subject to conditions and informatives

Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area

1.0	<p>Description of Proposed Development Planning permission is sought for the change of use from furniture shop to hot food take away with flue.</p>
2.0	<p>Description of Site The site is located at 391 Shankill Road, Belfast and forms an end unit of a commercial block. The unit comprises a single storey, flat roofed building, currently operating as a furniture shop. The rear of the unit is accessed via a gated laneway enclosed by a 2.4m</p>

	<p>high palisade fence.</p> <p>The site is located within the development limits of Belfast, it is positioned along an arterial route and within a commercial node as designated in BMAP. The surrounding area is mixed use and contains commercial/retail uses along the Shankill Road with residential terraced dwellings on adjacent streets.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	Site History None
4.0	Policy Framework
4.1	<p>Regional Development Strategy (RDS); Belfast Metropolitan Area Plan (2015) Strategic Planning Policy Statement (SPPS) Planning Policy Statement 3 – Parking, Access and Movement DCAN 4 – Restaurants, cafes and fast food outlets</p>
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.1	Environmental Health
6.2	Transport NI
7.0	Representations
7.1	One objection
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	<p>Planning permission is sought for the change of use from furniture shop to hot food take away with associated flue. No elevational amendments are proposed on the shop frontage, a new door way and flue are proposed on the rear.</p> <p>DCAN 4 - Restaurants, Cafes and Fast Food Outlets</p>
9.2	<p>DCAN 4 outlines the criteria which should be considered when dealing with hot food proposals. In assessing the impact, the following factors need to be taken into account:</p> <p>Noise Disturbance Environmental Health have been consulted in relation to noise issues and have no objection. The site is located within a mixed use area along an arterial route. The adjoining property at 287-289 is a bookmakers, the adjacent property at 395 (a funeral directors) is separated by an entrance way approximately 10m wide. As such it is considered that the proposal is unlikely to have an impact on the neighbouring properties due to noise disturbance.</p>

	<p>Smells and Fumes Environmental Health have requested conditions relating to the odour abatement system. The flue will terminate one metre above the eaves of the building in order to ensure that any odours will be dispersed away from neighbouring properties. The nearest residential dwelling is located approximately 50m from the site. It is unlikely that the proposal will have any impact on the amenity of any properties due to smells and fumes.</p> <p>Refuse and Litter At present bin storage for the property is located within the gated laneway. The proposed site is located on a busy mixed use road with ample supply of public bins for use by patrons lessening any potential for litter.</p> <p>Traffic considerations Transport NI was consulted on the application and initially considered the proposal unacceptable and as such requested a parking survey to demonstrate the on street capacity and availability of parking spaces. This information was submitted and TNI now offer no objections to the proposal.</p> <p>9.3 Impact on the character of the Area The site is located along an existing commercial frontage consisting of a bookmakers, retail units, a hairdressers and two hot food takeaways. The proposal therefore is not out of character with the surrounding units and is deemed an acceptable use and in conformity with the development plan.</p> <p>9.4 Impact on the vitality and viability of the area The site is located along an existing commercial frontage consisting of approximately 8 units, two of which are existing hot food outlets. It is considered that the addition of another hot food take away will not result in proliferation and a further hot food bar can be absorbed without dominating retail frontages in the area.</p> <p>9.5 One objection letter was received and raised the following issues: <ul style="list-style-type: none"> - Lack of available parking within the area. A parking survey was carried out and deemed by TNI to demonstrate that there is sufficient availability within the area. - Litter/services – the objector raised concerns within the area due to rats, blocked sewers and litter. The rats and sewers are not covered by planning legislation and as such cannot be dealt with under this application. With regards litter, it is considered that there are sufficient public bins in the vicinity to deal with any potential increase in litter. - Proliferation of hot food bars – the objector has concerns regarding the amount of hot food outlets in the surrounding area. It is considered that the area can comfortably accommodate the proposal without it becoming the predominant use (see consideration above). </p>
10.0	<p>Summary of Recommendation: Approval</p> <p>The scheme is acceptable and complies with planning policy. One objection was received and all issues have been considered, there is sufficient parking within the area and there will be no impact on amenity due to noise, smells and litter. After taking into account all relevant information, including current planning policy, previous history and the current drawings, approval is recommended.</p>
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

	<p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. A proprietary odour abatement system shall be installed, prior to occupation of the premises for the use hereby approved, to suppress and disperse odours created from cooking operations on the premises. The outlet from any extract ventilation ducting shall terminate at a height not less than 1 metre above the eaves height of the main building and it should be directed away from nearby residential premises.</p> <p>Reason: In the interest of residential amenity</p> <p>3. The extraction and ventilation system must be cleaned and maintained in accordance with the manufacturer's instructions to ensure compliance with the above condition.</p> <p>Reason: In the interest of residential amenity</p>
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Notification to Department (if relevant)

N/A

Representations from Elected members:

N/A

ANNEX	
Date Valid	3rd December 2015
Date First Advertised	18th December 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 352 Shankill Road Belfast BT13 3AF The Owner/Occupier, 387-389 Shankill Road Belfast BT13 3AF The Owner/Occupier, 389-391, Shankill Road, Town Parks, Belfast, Antrim, BT13 3AF, The Owner/Occupier, 395 Shankill Road Belfast BT13 3AF The Owner/Occupier, Glenwood Primary School Shankill Road Belfast BT13 Joe Bloggs	
Date of Last Neighbour Notification	16 th December 2015
Date of EIA Determination	
ES Requested	Yes /No
Planning History Ref ID: Z/1989/2580 Proposal: Erection of advertising hoarding Address: 391 SHANKILL ROAD, BELFAST BT13 Decision: Decision Date: Ref ID: Z/2003/1932/F Proposal: Proposed new shop front. Address: 387 Shankill Road, Town Parks, Belfast, Northern Ireland, BT13 3AF Decision: Decision Date: 15.10.2003 Ref ID: Z/2008/0667/A Proposal: Provide new shop signage to existing properties. Address: 371-393 Shankill Road, Town Parks, Belfast, BT13 3AF Decision: Decision Date: 10.06.2008	
Drawing Numbers and Title 01 – Site location 02 – Existing and proposed plans 03 – Proposed plans	