

EAST AREA

ITEM	APP/2002/5484/E	WARD Tranmere
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Location: Unit 1/3, Unit 1/6 and Unit 1/7 Tranmere Urban Village Old Chester Road Tranmere Wirral CH42 3TF

Proposal: Change of use from Use Class A1 shop to Use Class A3 hot food outlet

<p>Applicant: Cruden Construction Hillcrest Knutsford Road Grappenhall Warrington WA4 3LA</p>	<p>Agent: John McCall Architects 27 Seymour Street Liverpool L3 5PE</p>
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Development Plan allocation and policies: Traditional Suburban Centre
Policy SH2 - Criteria for Traditional Suburban Centres
Supplementary Planning Guidance Note 19, Hot Food Take Aways

Planning History: Previous planning permission for urban village, APP/2000/5676/E, for erection of offices, shops, flats, one stop shop and library, approved 5.6.00

Representations and consultations received: Neighbours: No comments received.
Director of Highway and Engineering Services: No objection.

Directors comments: Tranmere Urban Village is currently under construction. The proposal is to change the use of retail units 1/3, 1/6 and 1/7 to use class A3 hot food outlets.

Unit 1/3 will be hot food take away and the prospective operator will be relocated from existing premises on Old Chester Road. The proposed hours of operation include evening opening seven days a week.

Units 1/6 and 1/7 will operate as one retail unit and will be occupied by Sayers. Again, this outlet, Sayers, will relocate from current premises on Old Chester Road. The intention is to operate as a café and take away service with daytime opening hours Monday to Saturday.

It is considered that the proposed change of use will have minimal detrimental impact on nearby residential properties and will not cause nuisance or disturbance.

There is sufficient car parking available within the curtilage of the development site.

The proposal accords with Policy SH2 and Supplementary Planning Guidance Note 19, Hot Food Take Aways.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 No trading between 23.30 and 08.00 hours. (C17E)
- 3 Fume extraction scheme agreed/implemented before commencement. (C16A)
- 4 Strict accordance with approved details and plans. (C26A)

Reason for conditions

- 1 Standard (CR03)
- 2 In the interests of amenity. (CR17)
- 3 In the interests of amenity. (CR17)
- 4 To ensure a satisfactory development. (CR42)

Last Comments By: 04 April 2002

56 Days Expires On: 29 April 2002

