

Planning Statement to accompany a full planning application for the change of use of a Beauty Salon (Sui Generis) to a Pizza Takeaway (Sui Generis) at 6 The Bay, Vigo Village, Gravesend, DA13 0TD.



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Table of Contents

Introduction	4
Location & Site Description	5
Proposed Development	6
Planning History	7
Policy Justification	9
National.....	9
Local	9
Commentary	11
Neighbouring Commercial Units	11
Impact on Residents	11
Vigo Village School.....	11
Other Takeaways	12
Conclusion.....	13

Introduction

This planning statement accompanies a full planning application for the change of use a Beauty Salon (Sui Generis) to a Pizza Takeaway (Sui Generis) at 6 The Bay, Vigo Village, Gravesend, DA13 0TD.

Planning Direct has been instructed to produce this statement on behalf of SBLENDED AQUASCORP LTD, the applicant.

The statement should be read in conjunction with the following documentation:

- Block Plan
- Location Plan
- Floor Plan - Existing and Proposed
- Front and Rear Elevations
- Specification of Ventilation

This planning statement has been produced to demonstrate how the proposed development is considered to be compliant with current national and local planning policies and should be viewed favourably by the Local Planning Authority (LPA).

Location & Site Description

The site is located at no. 6 The Bay, Vigo Village, Gravesend, DA13 0TD. It is situated on a square of commercial units, with various uses including a pharmacy, a florist, a convenience store, a beauty salon, and two takeaways (Indian and Kebab).

It is located in close vicinity to Vigo Village School, 'The Villager' pub, and Vigo village hall. Furthermore, it is situated in close proximity to the residential community in Vigo Village and is therefore in a good location for locals to be able to access.

Block Plan



Proposed Development

The applicant is proposing to change the use of this commercial unit from a beauty salon to a hot food takeaway premises, for a pizza takeaway business. The unit is currently unused and in need of a tenants, therefore a new pizza takeaway could be a good introduction.

Internally, the existing separate treatment rooms will be removed, creating a more open shop floor for customers. The kitchen and toilet will remain in the same location as they are. These changes can be seen on the submitted floor plans, seen below. Externally, there will be minimal changes

It is proposed that the takeaway would be open Monday to Friday, from 16:00 to 00:00, and Saturday, Sunday and Bank Holidays, from 12:00 to 00:00; these hours are similar to other takeaways in the local area, but they also ensure that the business is not open during (and at the end of) typical school hours of 9:00 to 15:00. The opening hours of the proposed development are something that the application is willing to discuss with the LPA to ensure there will be minimal impact on the surrounding community.

Floor Plans



Planning History

There is no planning history available for the application site. However, the below applications related to similar applications within the same area as the application site.

Reference no.	Address	Description	Decision	Date
20110714	1 The Bay	Variation of condition 3 attached to planning permission reference number 20010694 for change of use of shop to restaurant and hot food takeaway; to allow the premises to continue to trade between 1800 and 2300 hours on Sundays and Public Holidays.	Approved	26/09/2011
20090502	2 The Bay	Change of use from A1 retail to A5 hot food takeaway.	Refused, Appeal dismissed	04/09/2009
20090227	4 The Bay	Change of use from A1 retail to A5 hot food takeaway.	Withdrawn	11/06/2009
20050811	1 The Bay	Variation of condition 3 of planning permission reference number GR/2001/694 for change of use of shop to restaurant and hot food takeaway, to allow the premises to be open for trading between 16.00 and 22.00 hours on Sundays and Public Holidays.	Approved	16/12/2005
20050335	1 The Bay	Continued use of premises as an A3 restaurant with hot food take-away.	Approved	29/06/2005
20020745	5 The Bay	Application for the variation of condition (ii) of planning permission reference number GR/94/651 to allow the premises to operate as a hot food take-away on Sundays between 18.00 hours and 22.00 hours.	Approved	14/10/2002
20010694	1 The Bay	Change of use of shop to a restaurant and hot food take-away and installation of an external ventilation extraction duct at the side.	Approved	30/11/2001
20010524	5 The Bay	Application for the variation of condition (ii) of planning permission Ref. No. GR94/651 to allow the premises to operate as a hot food take-away on Sundays between 18.00 hours and 22.00 hours.	Approved	16/08/2001

Reference no.	Address	Description	Decision	Date
20010172	5 The Bay	Variation of condition (ii) of planning permission reference number GR/94/651 to allow the premises to operate as a hot food take-away on Sundays between 17.00 hours and 22.00 hours.	Refused	09/04/2001
19940651	5 The Bay	Change of use from A1 (retail) to A3 (hot food takeaway).	Approved	31/01/1995

Policy Justification

National

National Planning Policy Framework (2021)

Paragraph 10 (Achieving Sustainable Development)

So that sustainable development is pursued in a positive way, at the heart of the Framework is a *presumption in favour of sustainable development*.

Local

Gravesham Local Plan Core Strategy (2014)

Policy CS01: Sustainable Development

Paragraph 4.1.6 - Planning applications that accord with the policies in the development plan for Gravesham will be approved without delay, unless material considerations indicate otherwise.

Paragraph 4.1.7 - When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in this Core Strategy. It will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Paragraph 4.1.8 - Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Policy CS07: Economy, Employment and Skills

Paragraph 5.1.33 - In considering development proposals, particular support will be given to schemes incorporating small and flexible industrial and/or office workspaces of high quality intended to support the start-up and expansion of small and medium sized enterprises. The Council will also support the refurbishment and upgrading of existing industrial and commercial premises and improvements in information and communications technology to facilitate more flexible working practices and the changing economic needs of the Borough.

Gravesham Borough Council

Commentary

Neighbouring Commercial Units

The unit is located in a square of 6 other commercial units with flats located above each unit, including the application site. In the immediate area, there is a pharmacy, a florist, a convenience store, a beauty salon, and two takeaways (Indian and Kebab). As there is already another beauty salon in the immediate vicinity, this makes it difficult for another beauty salon to remain a viable business, and is the reason this use has ceased at this property.

The location of the other neighbouring takeaways show that in principle, a takeaway in the area is not considered to be an issue. The only concern being in regard to the nearby village school, however, the proposed opening hours mean that the business will not be open during, or at the end off the school day.

Impact on Residents

Located above the commercial unit, there is a seperate residential property. Due to the nature of the current layout — residential above commercial — it should be expected that residents of the flats above would experience a higher level of disturbance than if the area were completely residential; therefore, minor disturbance for residential units are to be expected.

The specification of the ventilation unit proposed has been provided as part of this application. It demonstrates that the proposed ventilation unit (which will be located at the rear of the property), will have a minimal impact on neighbouring properties.

Vigo Village School

Vigo village School is located within close proximity to the application site. The proposed hot food takeaway use should not have an impact on students attending this school. The proposed opening hours ensure that there is no overlap with the hours in which the school is open and when the students would be leaving at the end of the day (typically at 15:00-15:30). The proposed opening hours of 16:00 to 00:00 not only ensure this, but also fall in line with the opening hours of the other hot food takeaways in the square.

Other Takeaways

As perviously mentioned, there are two other takeaways in the immediate vicinity of the application site - Indian and Kebab - neither of which offer the same cuisine that is being proposed. In regard to other pizza takeaways, there are only 2 other business in the local area, situated in Borough Green and near Meopham train station. Unfortunately, these other pizza takeaways do not deliver to Vigo Village, therefore the proposed business would be able to deliver to this area, supplying the demand.

Conclusion

It is the professional opinion of Planning Direct that the proposed change of use should be viewed favourably by the LPA, as it is compliant with local and national planning policies. Moreover, the proposed use will fill a vacant property which, could only otherwise be used as another beauty salon, but this does not seem viable considering there is already another beauty salon running in the square.