

The Office
The Larches
Higham
Rochester
Kent ME3 7NQ



31st August 2023

Planning Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU.

Dear Sirs

**Re: Shop at 3 Echo Square, Cross Lane East, Gravesend, DA12 1NP.
Proposed change of use from Class E(a) to restaurant, Class E (b) with Sui
Generis use, hot food takeaway.**

This property has become vacant due to the business having been taken over by a larger school uniform supplier with the business relocated to the premises of the larger operator at Chatham Dockside.

After marketing the only viable interest is from hot food businesses. The applicant wishes to use the property as a hot food restaurant and takeaway serving kebabs and pizzas.

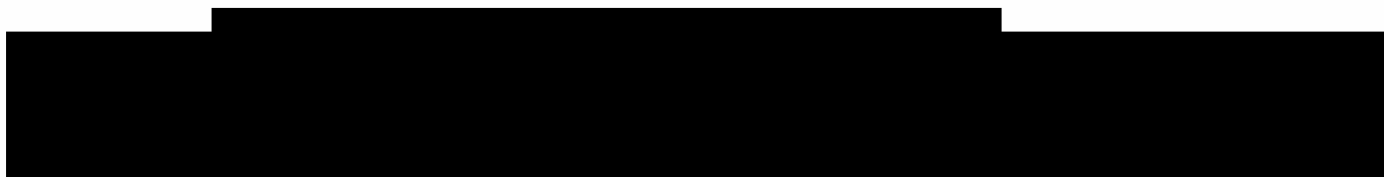
The opening hours sought are from 11am to 11pm Monday to Saturday and 11am to 10pm on Sundays and Bank Holidays.

Within this area there is a mix of retail, food and service retailers which include a Chinese Restaurant which also offers takeaway food, fish and chip takeaway, café, beauty salon (just granted planning approval), pub, kitchen and bathroom showroom, ladies hair salon, computer shop, florist, accountants office, barbers, supermarket. Just along Sun Lane there is a clothing and gift shop and an electrician's office.

The fish and chip takeaway is open similar hours, from 11.30am to 10am Monday to Saturday.

This local shopping area is well known being around a busy roundabout. This area comprises a mixed use area with dense housing, schools, other parades of shops such as the parades in Central Avenue, Whitehill Lane, Old Road East, Cross Lane West and other business in and around the residential area.

To the front of the shops in Cross Lane East and right outside this shop there are marked parking bays for 10 cars with limited waiting time.



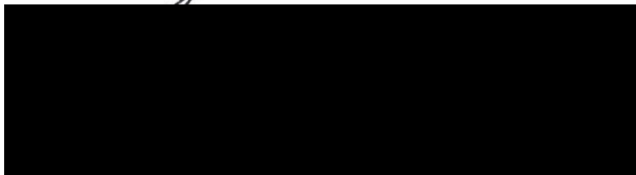
There is unrestricted parking in Whitehill Lane, Sun Lane and Cross Lane East. Also, a car park at the junction of Sun Lane and Cross Lane East with parking for 23 vehicles which offers disabled parking and electric vehicle charging points. There is therefore sufficient parking available immediately outside the shop for customers but in the event these spaces are in use, then there is parking in the nearby car park or elsewhere as mentioned about enabling customers to park safely and without causing an obstruction to traffic.

Above this shop is a flat arranged on two levels so the bedroom accommodation is at second floor height.

The documents submitted with the application address the normal areas of enquiry relating to restaurant and takeaway use such as noise, odours and filtration, maintenance of the filtration system, vibration. These details which include the layout and details for the filtration system are shown within the Goya Works reports with this application.

We trust that all the information required to enable the case officer to consider this application has been included. If further information is required or if there needs to be a discussion about the details of the application, opening hours, parking, odours or anything relevant please contact the writer.

Yours faithfully

A large black rectangular redaction box covering the signature area.