

DC/2016/01210

SITING OF A CATERING VAN

LAND AT SEVERN BRIDGE SOCIAL CLUB, BULWARK, CHEPSTOW

RECOMMENDATION: APPROVE

Case Officer: Alison Pankhurst

Date Registered: 15/11/2016

1.0 APPLICATION DETAILS

- 1.1 This application seeks permission to site a static food/catering van within the car park of Severn Bridge Social Club in Chepstow. The applicant is currently lawfully working from the car park based at Homebase in Thornwell Chepstow and wishes to relocate. The mobile catering van would be sited within the private car park of the social club and would trade 07.30 to 13.30 Monday to Friday and 08.00 to 13.00 on a Saturday and closed on Sundays and public holidays.
- 1.2 The application is being presented to Planning Committee at the request of the Council's Planning Applications Delegation Panel.

2.0 RELEVANT PLANNING HISTORY

None

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 – Landscape, Green Infrastructure and the Natural Environment

S17 – Place Making and Design

Development Management Policies

DES1 – General Design Considerations

EP1 – Amenity and Environmental Protection

4.0 REPRESENTATIONS

4.1 Consultations Replies

- 4.1.1 Chepstow Town Council – Recommends approval.
- 4.1.2 MCC Highways – Concerns have been expressed by the location of the vehicle immediately adjacent to the highway/footway. Vehicles visiting the premises will if allowed to be sited as per plan, on Bulwark Road and the Industrial Road instead of parking within the Severn Bridge site or the public car park. Concerns therefore arise for the safety of the highway users in vehicles and for pedestrians wishing to use the footway at this location. I would only wish to offer support of this proposal if the unit is located away from the highway. This will also protect the pedestrians using the footway, from the fumes emanating from the vehicle.

- 4.1.3 MCC Environmental Health Officer – Whilst I am not in a position to substantiate a level of problems from the proposed development I would recommend that any granting of permission was subject to the following condition.
07:30-13:30 Monday to Friday
08:00 to 13:00 Saturday
No work on Sundays / Bank Holidays

4.2 Neighbour Notification

A site notice was put up on site for the surrounding area and consultation letters were delivered to neighbouring businesses. As a result of the consultation process four objections have been received.

- Three objections were received from three different local businesses stating that there are enough food premises in the area already and any extra food premises such as a shop or catering van will create a more competitive market for all shops and be of no benefit.

- Another objected again regarding additional food premises (six in total not including Spar, Lidl and Joy's gift shop) in the area but also commented regarding the disposal of waste and rubbish from the site; shortage of parking spaces; and the unsightly van with a generator will create more noise, people and cars to the area. A comment was also made regarding a mobile catering van situated at Homebase, but to confirm that the applicant is the owner of that catering van and has decided to relocate, so there will be no catering van at the Homebase site. .

5.0 **EVALUATION**

5.1 Principle of Development

- 5.1.1 This application seeks permission to provide a mobile catering van in the private car park of the social club in Bulwark where there is a mix of shops, residential properties and industrial units. The applicant is wishing to relocate his catering van and has received permission from the social club to park his vehicle within the grounds of the car park. The hours of operation will be restricted and will not trade on a Sunday or bank holidays. The applicant will be keeping his catering van on site even when not in use.
- 5.1.2 With regard to the disposal of rubbish, the applicant has indicated that he will provide a litter bin and remove refuse from the site, but this can be conditioned on the planning application so that no waste material is left on site.
- 5.1.3 In relation to the objections made on this planning application, competition in respect of other food outlets is not a planning consideration, but the comments have been duly noted. Each of the food outlets all sell different types of takeaway food from pizza to fish and chips to kebabs. Much of their trade will be in the evenings when the van would not be operating. The catering van will be trading from 7.30am in the morning till just after one o'clock in the afternoon and the trade is likely to be breakfast type food to burgers including teas and coffees. The catering van is parked on private land and does not interfere with a pedestrian or highway access.
- 5.1.4 There are residential properties nearby but it is unlikely that the catering van would be close enough to those to be detrimental to the street scene or the residential amenity of the area. As for customers using the van, the majority of customers come from the surrounding businesses or are customers of those businesses therefore and thus there is not likely to be significant issues regarding on street parking or highway safety.

5.1.5 It is considered that the proposed development is acceptable and complies with Policies DES1 and EP1 of the Monmouthshire Local Development Plan.

6.0 RECOMMENDATION: APPROVE

Conditions:

1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
3	Litter bins shall be provided and retained on site for customer use. Any waste materials from the catering van shall be removed from the site each day.
4	The catering van hereby approved shall not be used for the approved purposes outside the following times 07.30 – 13.30 Monday to Friday; 08.00 – 13.00 Saturdays and not at any time on a Sunday or public holiday.