

Planning Report March 2020

The Society has been consulted on one new application since the last report.

53 Christchurch Road (Former Rowland's Pharmacy) APP/19/01409: Change of use of ground floor from retail (use class A1) to a hot food takeaway (use class A5) with the installation of an external flue.

The Society raised three issues:

- The fact that the submitted Heritage Statement was wholly inadequate and the application should have been held invalid until a new statement in compliance with Council guidance had been submitted;
- the lack of any information or drawings in the application relating to potential changes to the design of the shop front, which it seemed would be necessary from the limited description of the works proposed
- the Council's policy in Supplementary Planning Document 3 (Hot Food Takeaways, Restaurants, Cafes, and Drinking Establishments) requires that new developments of this type should be at least 40 meters away from the front elevation of a residential property. This proposal would be closer than this to the nearest residential property in Christchurch Road

The Society has subsequently been advised that as alterations to the shop front would be required the current application was not valid and a new application and consultation process was necessary.

The case officer also confirmed that the proposal would be in conflict with the criterion in SPD3 and this would be a significant consideration in determining the application.

There is an update on the following application

6 Palm Hill APP/19/01563: Retrospective application for partial demolition of sandstone wall

The Society's response to this application was set out in the last report. We have subsequently been notified that the application was refused and that the applicant has been advised that 1 metre of the original 1.6 metre wall must be rebuilt.