

Comments for Planning Application 21/00726/F

Application Summary

Application Number: 21/00726/F

Address: 2 The Parade Shirehampton Bristol BS11 9TS

Proposal: Change of use from A3 (coffee shop) to Hot Food Takeaway (Sui Generis Use).

Case Officer: Susannah Pettit

Customer Details

Name: Ms Kathryn Courtney

Address: 1 Barrow Hill Road Shirehampton Bristol

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the planning application regarding the Shirehampton Village Cafe, 2 The Parade, change of use from A3 use coffee shop to hot food take-a-way Sui Generis use.

Firstly Sui Generis meaning 'its own kind'. It is a term used to categorise buildings that do not fall within any particular use class for the purposes of planning permission. This leaves interpretation wide open and another view can allow houses in multiple occupation with more than six residents become a 'sui generis' use and with that in mind could be unchallenged in the future. The agent and companies involved with this planning application could change their minds in future and hot food take away abandoned. This needs to be questioned with regard to additional use.

Secondly, the High Street in Shirehampton is being over run with take-a-ways. We already have 5 take-a-ways within a 2 minute or so walk along our High Street. We simply do NOT need another take-a-way of unknown foods being served at this stage being provided. What take away food will they be providing? We have enough choice where take-a-ways are concerned. It is not beneficial for our High Street or our communities. We are already known as a Take Away, Hairdressers, Barbers Haven. Another take away will simply tip our High Street over the edge.

In addition take-a-ways are not always a healthy option in this day and age of ill health and obesity placing additional pressure on our health service. Another Take-A-way will not encourage people to shop on our High Street. We are in need of individual, independent shops that provide a good shopping experience and help our High Street thrive. Another take away will not be good business and not good or beneficial for the community.

Being a nutritional advisor (having studied this) we need far greater healthy options of food choice. Our current take-a-ways will admit they are not providing our 5 fruit and veg a day and most food

deep fried. Even the Government are trying to promote healthy eating and fighting an obesity crisis.

Thirdly Shirehampton Village Cafe has sadly seen it's own demise with business falling away a good couple years or so before Covid -19 hit. There has been a shift in what people want from their High Streets and this includes Shirehampton. We still call Shirehampton a village and not a town. I don't think a zero rating of food hygiene standards has helped the cause and changing to a take away outlet will not make business any better.

With residential housing in close proximity I do question if 'neighbours' have been informed legally of the change of use and given the usual 21 days for them to respond. This needs to be confirmed as I haven't seen any notices posted within the proximity of the cafe or surrounding area. I visit the village High Street on a regular basis and nothing displayed.

The layout of the take a-way is the same as the current cafe. This is confusing. It is either a cafe or take-a-way, not both as the plans imply.

Parking. I fail to see 20 parking spaces being exclusive to the take-a-way. In fact I cannot count 20 Legal parking spaces where the cafe is at this present time. These parking spaces are used by people who visit the Post Office, the gym, the bakers, and other shops in the High Street. The 2 disabled spaces are constantly abused by car owners who are not disabled and thus causes a big problem with people who need to use them due to genuine disability. Parking in this area has been abused over the years with people parking on the bus stop or on the yellow lines opposite The Parade. A Take-A-Way will only make this worse and a safety matter with parking and accidents waiting to happen.

Shirehampton has seen anti-social behaviour in the area and this is a matter of record with community organisations and Police. There is also the litter issue we face and for residents who live across the road the smell of take away food is not enhancing. Another take away at 2 the Parade could increase these issues and not for the better. Late night opening of 11 pm for the take away is totally unsatisfactory especially in light of the aforementioned issues in this paragraph. Late night opening is a no, including any proposed extended hours.

Shirehampton Village Cafe has failed to adapt their business during Covid-19 and the various lock downs. Blaming Covid-19 as a reason for the down turn of the business is certainly not the cause. Several of our shops have adapted and diversified to support our communities not only in Shirehampton but also the 4 villages some providing take away service and some providing online and phone service and delivery. Shirehampton Village Cafe have been masters of their own fate with this

Shirehampton has a community plan that is available for all to read. It is a great shame that Landlords and the Council, in particular the planning department/committee fail to take on board

these community plans and communicate with the people who live in Shirehampton and users our High Street both customers and shop business owners. It is perfectly clear that take-a-ways, is one of the top issues the community do not want and no longer need. They want coffee shops, (they are very different to cafes I may add) bistro's and restuarants in their place so they can have a nice evening out in the company of friends and family locally and not having to travel into the centre of Bristol. They want shopping experiences that will encourage people to continue shopping in our High Street whether being a clothes shop, hard ware shop, toy shop, etc. Take-A-ways are over subscribed in Shirehampton.

Having carried out a number of interviews with our local High Street businesses/shops for 'Support Our Local High Street' features for the Shire (our very own community news paper) I get the same answer time and again regarding our High Street. " "I would like to see a more diverse range of individual retailers and small start-up businesses in the High Street, but rents and rates need to be set at a manageable level to offer smaller retailers a chance of success." This quote sums the needs for our High Street and our community. Take-A-Ways are a big NO!