



**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR CHANGE OF USE FROM HAIRDRESSERS
(CLASS E) TO MIXED USE OF SHOP (CLASS E) AND TAKEAWAY (SUI
GENERIS)
6 DEAN PARADE, OLD DEAN, CAMBERLEY GU15 4DQ**

PLANNING STATEMENT, JUNE 2021

Introduction

1. This statement has been prepared in support of a planning application for change of use of 6 Dean Parade, Old Dean, Camberley GU15 4DQ from hairdressers (Class E) to mixed use of shop (Class E) and takeaway (sui generis).
2. The statement should be read in conjunction with the application drawings and details of odour neutralising equipment and noise mitigation measures included in the proposals.

The proposed use

3. No. 6 Dean Parade is an end-of-terrace unit situated in a shopping parade of some 20 commercial units (including Nos. 195-199 Upper College Ride just to the south). The parade includes a Central convenience store with Costa Coffee and Beer Cellar, Co-op Food Store, Old Dean Post Office, Touchwood Pharmacy, butchers, barbers, café and hot food takeaway.
4. The unit has a floor area of 48.9 sq m GIA. The proposal would involve a change of use only. There are no physical works to the exterior of the property included in this application except for the proposed flue to the rear of the building. There is a self-contained residential flat above which would remain unchanged.

5. The proposal is for change of use of the unit to provide a shop serving food produce (Class E) and a takeaway serving hot food (sui generis). The shop element would include a fresh fish sales counter (both unprepared and ready for serving) and healthy choices ranging from wraps with high quality meat content to a vegan menu including salads. The cooked foods would utilise non-hydrogenated ground nut oil.

Relevant plan policies

6. Policy DM12 (District and Local Centres and Neighbourhood Parades) encourages development that offers environmental improvements and supports and enhances the viability, vitality and retail function of district and local centres and neighbourhood parades such as Dean Parade. The policy seeks to avoid an over-proliferation of non-retail (non-A1) uses to 50% of the total shopping area. The proposal includes a shop use as well as a takeaway. In any event our calculations indicate the amount of non-shop floorspace in the parade is well below 50%. The four largest units are occupied by shops – Co-op (195-197 Upper College Ride), PO (193 Upper College Ride), Touchwood Pharmacy (199 Upper College Ride) and Central Convenience Store (7-9 Dean Parade). The only non-shop units open during my visits have been the Old Dean Café (1 Dean Parade), Hot Wok takeaway (10 Dean Parade) and Moda barbers (12 Dean Parade).
7. This policy (and other local plan policies) pre-date the Government's recent changes to the Use Classes Order. The Town & Country Planning (Use Classes) (England) (Amendment) Regulations 2020 introduce the new Class E (Commercial, Business and Service Uses). The Explanatory Memorandum to the changes notes that the current Use Classes Order was introduced in 1987 and the Government considers it now requires a complete overhaul to better reflect the diversity of commercial uses and to provide the flexibility for businesses to adapt and diversify to meet changing demands. The Government considers this is particularly important at the present time as the UK economy seeks to recover from the economic impact of the Covid-19 pandemic. Planning Practice Guidance paragraph 009b (ID: 13-009b-20200918) states that some development plan policies may need to be revised to reflect the amendments to the Use Classes Order.

8. The Local Plan Preferred Options Consultation (2018) identifies a need to promote retail development which supports and enhances the district, local centres and neighbourhood parades and which is appropriate in terms of size and scale of those centres. The need to promote and encourage new investment and activity in neighbourhood parades has been even more underlined by the surge in internet shopping and downturn in retail footfall through the Covid-19 pandemic which requires a new approach to how such centres will be used in the future.
9. The proposal would retain retail uses in the unit. It appears that some of the units in the parade have been vacant and shuttered for several years and some appear not to have reopened following Covid-19 restrictions and may now be permanently closed. This includes other food outlets and takeaways. At the time of my visits, 9 of the 16 units in Dean Parade (56%) appear to have ceased trading or are inactive (this inactivity does not appear to be Covid related). Because of the high vacancy/inactive rates the parade continues to have a rather poor appearance and image and therefore it is important to encourage occupation and investment of vacant units to improve the retail offer and attract increased activity in the parade. This is particularly important with the vacant unit at 6 Dean Parade as this is the unit which is visible from Upper College Ride looking along the pedestrian way between Touchwood Pharmacy and MOTest.
10. The proposal would enhance the retail offer in the parade by introducing a new facility offering food, specialising in fresh fish, together with a new takeaway. The proposal would involve new investment and increased footfall to existing retailers. The investment would include a new shop front (subject to separate application) and energy efficient retail space with high efficiency cooking equipment and use of recyclable packing with less environmental impact. It would provide local employment.
11. The applicant is keen to develop a community-orientated focus. This would include offering occasional food training and experience visits in conjunction with local colleges / schools to demonstrate healthy food choices, cooking and hygiene practices and challenge and educate to address obesity issues in this part of the County. Food delivery can be offered to the Senior community with lack of mobility.

Amenity of the area

12. There would be no material changes to the appearance of the property. There are no physical works to the exterior of the property except for the proposed flue extraction system.
13. The proposal is to incorporate the plant room including carbon filter and Novenco 315/400 fan internally within the unit. There is a high ceiling above the WC which provides sufficient space for the plant. The extraction flue would then exist the rear elevation of the unit and run up the rear elevation. The provision of the filters and fans within the unit would avoid plant noise affecting residential properties in Berkshire Road or Hampshire Road to the north.
14. There are residential properties above the commercial units but these are already impacted by the existing commercial activities including takeaways, restaurant, cafe and the coffee shop which we note have a range of external extraction systems, chiller units and condenser units. The nearest residential property not in the parade would be No. 10 Berkshire Road about 20 metres distance but existing food outlets (such as Saffron Indian Restaurant at Nos. 3-4 Dean Parade) are already much nearer to this property. Subject to a satisfactory extraction system (see below) the proposal would not have any additional harmful impact on the amenities of nearby residential occupiers.
15. The Council, in considering previous planning application for food outlets in Dean Parade, has noted that although the premises are located in a residential area and there are flats above the parade, with adequate extraction of fumes/odours and controlled opening hours the proposal would not lead to a loss of amenity.
16. The application is accompanied by details showing the odour neutralising equipment and noise mitigation measures that would be incorporated in the proposal. The kitchen is at ground floor level in a parade of shops. It is proposed to vent the extracted air vertically to encourage dispersal of any residual odours. The proposed system would comprise:
 - Novenco CNA315/400 extraction unit capable of air handling rates of 1.0m³/second.
 - Noise level - 55dB(A) @ 3 metres from the extraction unit.

- The unit would be mounted on acoustic isolation block positioned in plant/acoustic room with internal slab of 100 mm Rockwool RWA45 Sound Insulation externally and internally clad with 15mm Gyproc “Soundbloc” Board.
 - 1200mm in-duct silencer.
 - Estimated reduction in noise to 34dB(A) which is similar to the prevailing background noise levels and accorded with WHO recommended level that less than 35 dBA Leq is recommended for sleep.
 - The extraction unit would not operate outside of the proposed opening hours (11:45 to 22:00 Mondays to Sundays).
17. A planning condition can be attached requiring full details of the means of extraction of fumes and noise emissions from the premises to be submitted to and approved in writing by the LPA and installed before the uses commences and subsequently maintained to meet the requirements of the condition.
18. The proposed opening hours of 11:45 to 22:00 Mondays to Sundays can be controlled by a planning condition.

Parking and servicing arrangements

19. There are ample parking spaces provided both in the parking bays along Horseshoe Crescent and in the yard area that runs around the back of the parade. There are additional bays for shoppers in Upper College Ride.
20. There is an enclosed yard and shed at the rear of the building used for the storage of bins etc. so they would not need to be left outside in the communal service area. Servicing including private commercial refuse collection would continue to take place from the rear yard as existing and as with the other commercial units in the Parade.

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