

The Chair welcomed everyone to the meeting and reminded Members that at the last meeting they had been minded to grant this application and that conditions and reasons to attach to the consent had been requested. He asked Members if they were still of the same opinion.

Councillor Freeman confirmed that he was and he read out the following Motion.

Motion

The Local Review Body notes the contents of the report and the recommendation to refuse the application based on the fact that no provision has been made for two car parking spaces required by the Area Roads Manager based on the requirement of Policy LP TRAN 6.

Given that there is unrestricted parking within approximately 20 metres of the proposed development, it is considered that the proposal will not create increased traffic hazards and congestion at this locality and will not adversely affect vehicle and pedestrian safety.

The current lawful use of the premises at present is a shop, the operation of which is dependent upon customer visits, the frequency of which would be influenced by the nature of the goods sold, over which there is no control. Accordingly, the premises already have the potential to generate significant vehicle trips in circumstances where no dedicated off-street parking provision is available, and this existing situation would not be materially worsened by the introduction of the use proposed.

The Local Review Body therefore agrees to approve this application as a 'minor departure' from Policy LP TRAN 6 but with the undernoted condition attached so as to restrict the area for seating and customer use to that shown on the ground floor plan to ensure that there is no intensification which could increase the associated car parking needs further.

Condition: The floorspace area utilised by customers indicated on drawing (2 or 3 "Ground and Attic Space Plans Proposed") and annotated "customer area" shall not be increased in size unless with the written permission of the planning authority.

Reason: to ensure the scale of the business and associated traffic generation does not intensify.

Moved by Councillor Freeman, seconded by Councillor MacMillan.

Decision

It was unanimously agreed to grant planning permission as a 'minor departure' to Policy LP TRAN 6 subject to the following condition and reason:-

The floorspace area utilised by customers indicated on drawing (2 or 3

“Ground and Attic Space Plans Proposed”) and annotated “customer area” shall not be increased in size unless with the written permission of the planning authority.

Reason: to ensure the scale of the business and associated traffic generation does not intensify.

(Reference: Notice of Review and Supporting Documentation and Written Submissions, submitted)