

Should members be minded to allow the above review I would request that the following condition be imposed:

The floorspace area utilised by customers indicated on drawing (2 of 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.

The Area Roads Engineer has requested that if the LRB members were minded to allow the appeal and grant planning permission for the use he would wish a limitation placed on the floorspace able to be used to accommodate customers to ensure intensification and increased parking shortfall would not occur. At present only a small area on the ground floor is available for seating and customer use and he would not wish to see any increase in this as associated car parking needs would also increase further.