
To: Communities and Neighbourhoods Scrutiny Board (4)

Date: 13 February, 2019

Subject: Hot Food Takeaway Supplementary Planning Document

1 Purpose of the Note

- 1.1 The purpose of this note is to inform SB4 of the purpose, content and requirements of the Hot Food Takeaway Supplementary Planning Document (SPD).

2 Recommendations

- 2.1 Scrutiny Board 4 are requested to:

- 1) Provide comments as a response to the current Hot Food Takeaway SPD public consultation

3 Information/Background

- 3.1 Following a period of public examination of the Coventry Local Plan and the issuing of the Inspector's report in November 2017, the Coventry Local Plan was adopted by Council on 5th December 2017 and came into effect for the purpose of determining planning applications from the following day.
- 3.2 This SPD is intended to provide technical guidance and support to Policy R6 (Restaurants, Bars and Hot Food Takeaways) of the new Local Plan. This will contribute to delivering one of the overall objectives of the Plan which is to recognise the commercial element of hot food takeaways and their role within community provisions but to balance that with helping improve the health and wellbeing of Coventry people.
- 3.3 Hot Food Takeaways can play an important service to local people and add vitality and interest to defined centres, but planning applications for hot food takeaways, particularly those in close proximity to residential properties, frequently generate a significant number of objections. If successful, these premises can also have a negative impact on the health and wellbeing of those in Coventry. It is therefore important that there is appropriate guidance in place to allow new hot food takeaways to provide a service to local people, but without having a negative impact on the health and wellbeing of those in the area.
- 3.4 The Hot Food Takeaway SPD is aimed at individuals and organisations involved in preparing and submitting a planning application as well as those involved in the determination and enforcement of planning applications. This is for all applications for hot food takeaways including: a change of use to a hot food takeaway (use class A5); where the A5 class of use is part of a larger development; and/or for applications for a mixed use (for example, a mixed A3/A5 use).
- 3.5 Supplementary Planning Documents are designed to build upon and provide more detailed advice and guidance on the policies in the Local Plan. They do not introduce new policy and should be used to help applicants make successful applications and are not to be used to add unnecessarily to the financial burdens on development.

3.6 By way of summary, the SPD is structured around seven requirements for relevant applications. It also covers links to other relevant policies in the Local Plan and the City Centre Area Action Plan, including policies on waste, environmental management, parking and design. The Hot Food Takeaway SPD explains the requirements, relevant thresholds and measures that may need to be taken to ensure that a hot food takeaway is acceptable in planning terms and satisfies policy R6. The requirements consist of:

- Concentration of Hot Food Takeaways - drawing on nationally available information linked to population density and prevalence of hot food takeaways within a local catchment area, limiting new hot food takeaways in over concentrated area (the current threshold is 1.09 takeaways per 1000 population;

Defined Centre (as per Policy Map)	Number of Takeaways per 1000 population (in the corresponding LSOA).*	Ward (s)
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Major District Centre

Arena Park	2.29 and 2.41	Longford
Cannon Park	1.12	Wainbody
Brandon Road	0.57	Wyken/Upper Stoke
Eastern Green	0	Bablake

District Centres

Ball Hill	2.82, 3.37 and 4.93	Lower Stoke/Upper Stoke
Bell Green	0 and 2.68	Longford
Brade Drive	0, 0.62 and 2.81	Henley
Daventry Road	0, 0.62, 1.88 and 2.16	Cheylesmore
Earlsdon	0.67 and 3.29	Earlsdon
Foleshill	0.56, 2.77, 3.80 and 7.07	Foleshill
Jardine Crescent	0 and 2.08	Woodlands
Jubilee Crescent	0 and 4.30	Radford

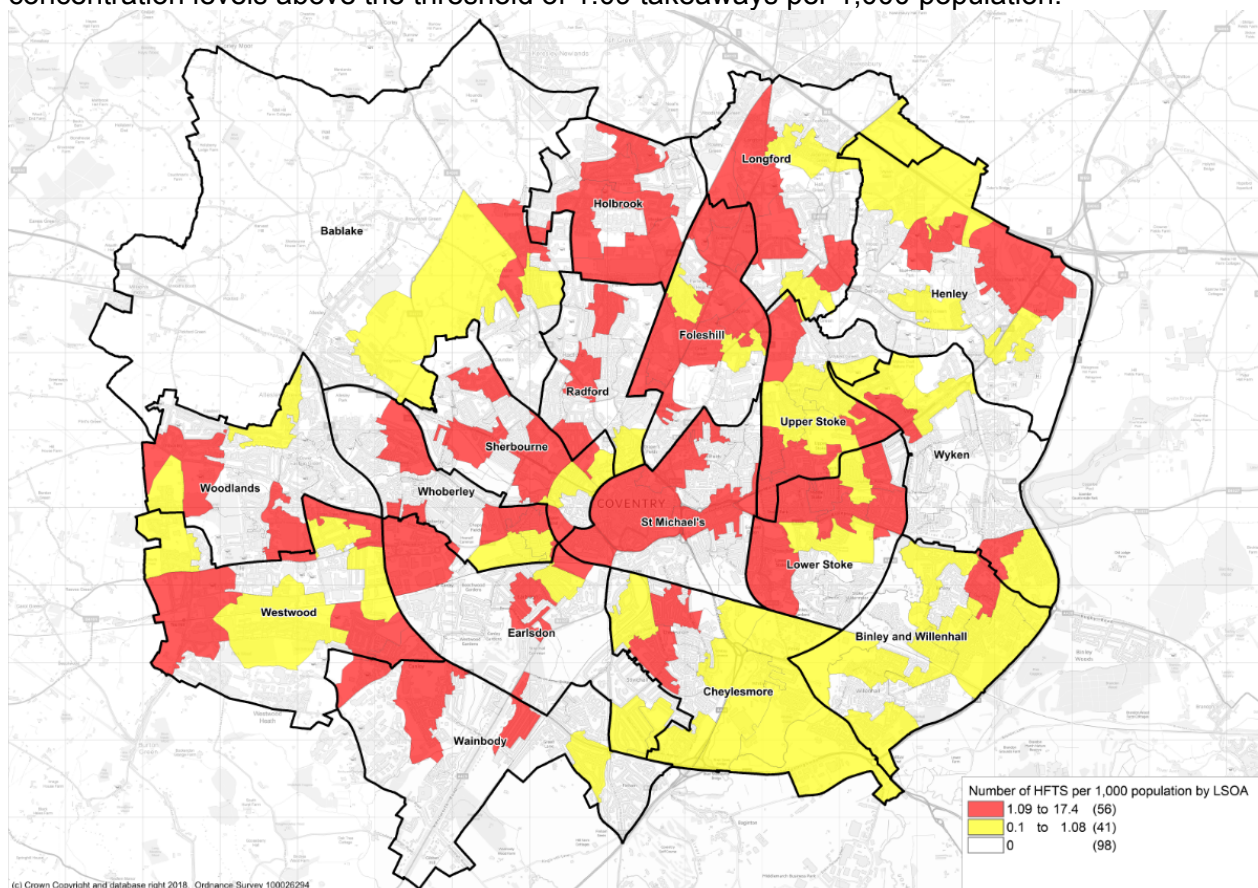
Local Centres

Acorn Street	0	Lower Stoke
Ansty Road	0, 1.20 and 1.30	Wyken/Upper Stoke/ Lower Stoke
Baginton Road	0.60	Earlsdon
Bannerbrook	0.39	Woodlands
Barker Butts Lane	0, 1.71 and 2.26	Radford / Sherbourne
Binley Road	2.36 and 3.37	Lower Stoke
Birmingham Road	0	Bablake
Broad Park Road	0 and 0.64	Henley
Charter Avenue	0.77	Westwood
Far Gosford Street	6.86	St Michael's
Green Lane	0.60	Wainbody
Hillfields	6.65	St Michael's
Holbrook Lane	0, 1.21 and 2.80	Holbrook
Holyhead Road	4.67	Sherbourne
Keresley North	0	Bablake - not yet
Keresley Road	0.62	Bablake
Keresley South	0	Bablake - not yet

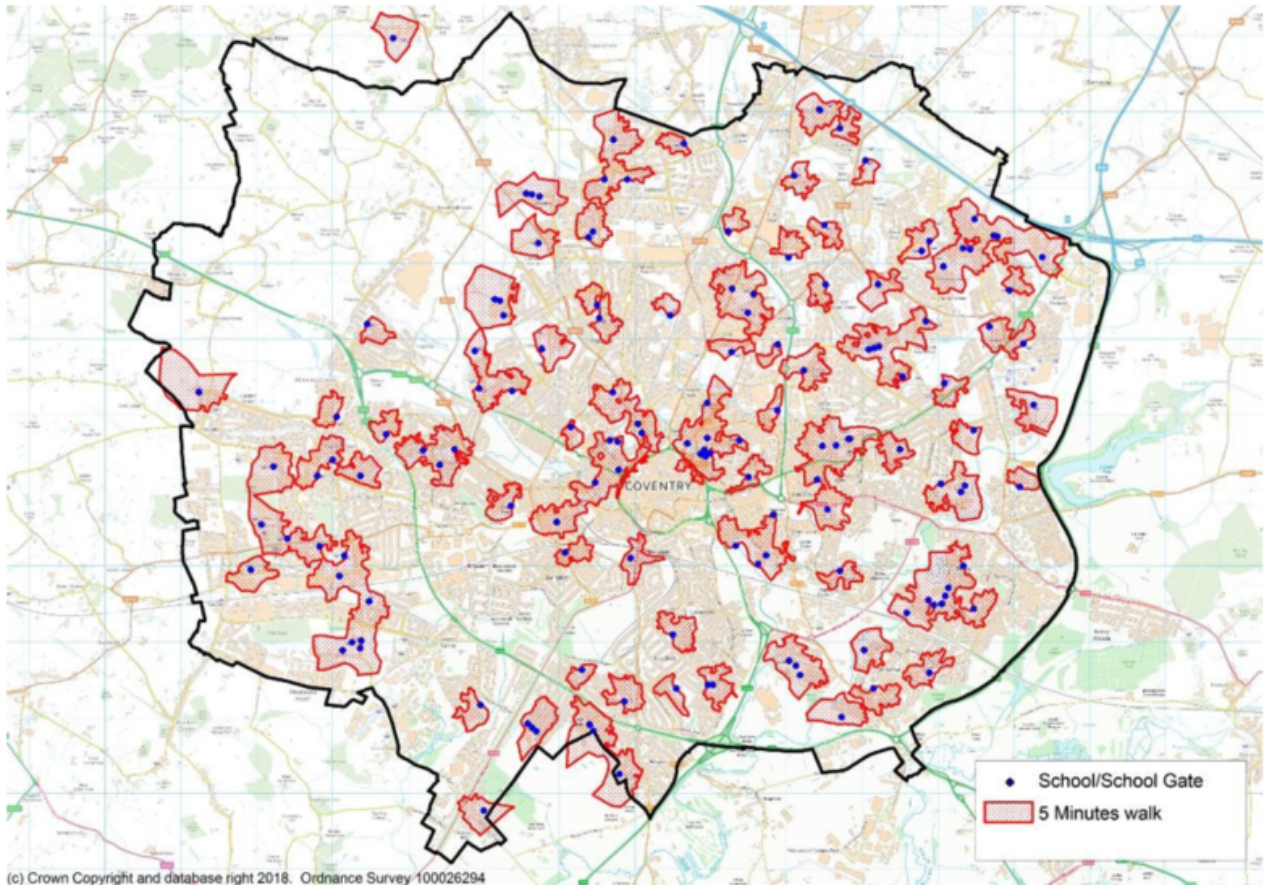
Longford	0.51 and 3.21	Longford
Quorn Way	0.67	Binley and Willenhall
Radford Road	0 and 2.56	Radford
Station Avenue	1.52	Westwood
Sutton Avenue	1.38	Woodlands
Walsgrave Road	0.69 and 3.21	Lower Stoke
Willenhall	0.52 and 0.64	Binley and Willenhall
Winsford Avenue	2.80	Whoberley

*Where there is more than 1 figure, this indicates that the centre falls into more than 1 LSOA. Whether or not the proposed takeaway will be deemed to meet the required threshold will depend on the exact address within the centre and the number of takeaways per 1000 population for the corresponding LSOA

Map showing the concentration of hot food takeaways in Coventry. Red areas indicate concentration levels above the threshold of 1.09 takeaways per 1,000 population:



- Proximity to Schools – establishing 5-minute walk time isochrones from school gates with a view to limiting or restricting hot food takeaways within this 'zone';



- Litter and Waste Disposal – ensuring both customer and commercial waste facilities are provided in an acceptable and appropriate location;
- Odour Extraction – to manage issues of odour in so far as it relates primarily to any residential amenity situated above or in close proximity to the hot food takeaway;
- Highway Safety – ensure matters of parking and highway movements are safe and secure;
- Opening Times – with a view to potentially limiting these if it helps overcome other issues e.g. proximity to schools; and
- Conservation Areas and Listed Buildings – ensuring shop fronts and extraction flumes are appropriately positioned and designed to minimise any relevant impact on heritage assets.

3.7 The Hot Food Takeaway Supplementary Planning Document and the accompanying appendices are attached as Appendix 1.

3.8 An initial round of consultation was undertaken in relation to this SPD during 8th August 2018 and 21st September 2018. A total of 5 responses were received via email as well as a range of informal comments and suggestions made through stakeholder meetings and consultation drop in events. A summary of the representations made and the proposed action in response to the representations are set out in Appendix 2. In general terms the comments were supportive of the SPD with comments focusing more on matters of principle, technical adjustment or general observations. They can be summarised as follows:

- Additional clarification to the wording needed on when the requirements would apply;
- Removal of reference to policies that were not relevant (for example, policy R5: Retail Frontages and Ground Floor Units in defined centres).

- 3.9 Two respondents raised concerns that there was no justification for some of the requirements in the Hot Food Takeaway SPD. It remains our view that the evidence presented in Appendix A of the Hot Food Takeaway SPD does support and justify the requirements.
- 3.10 It is also important to note that targeted correspondence was sent directly to all schools and education facilities in the city, however no responses were received to the consultation.
- 3.11 A final round of consultation for The Hot Food Takeaway SPD was approved by the Cabinet Member for Housing and Communities on 10th December 2018. The document is currently out to consultation (7th January 2019 – Monday 18th February 2019).
- 3.12 In addition to discussion at SB4, this period of consultation will also see the Hot Food Takeaway SPD discussed at the January 2019 Secondary Executive and Primary Steering meetings (allowing the opportunity for head teachers from Secondary and Primary schools to respond to the consultation).

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Appendix 1

Hot Food Takeaway Supplementary Planning Document and the accompanying appendices

Appendix 2

Consultation Statement for the initial round of consultation (8th August 2018 – 21st September 2018)