

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/22/3311337

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/22/3311337

Appeal By MR EMRAH KARAPINAR

Site Address
95 High Street
Biddulph
Staffordshire
ST8 6AB

SENDER DETAILS

Name MR VINCENT LORBERG

Address
88 John Street
Biddulph
STOKE-ON-TRENT
ST8 6AT

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I live directly behind the former pie shop and have two issues with this application.

Firstly, I am unhappy at the idea of the additional noise, smell and littering this change to a takeaway pizza/kebab shop will cause. With the prevailing winds in Biddulph largely being from the west, any noise or smell from the kitchens, extractors or customers will come straight towards my property. Then there is the issue of the litter and rubbish from this; even though the former owners did their best, there were issues with that. Some of this was caused by people rummaging through the bins both day and night. More will be caused by discarded takeaway cartons, drinks cans etc with this change of use.

These issues will be particularly noticable as we move into summer and more time is spent in my back garden in the evenings.

Secondly, there is the wider issue of the number of existing food outlets on the High Street. Just in this section of the High Street, we already have Roti, Ruby and Biddulph Fish Bar offering take-away food; these will shortly be joined by Mexitalia. In addition, there is the Crown & Cushion, Wetherspoons, Biddulph Cafe and Sophie's Kitchen offering eat-in dining.

On the lower section of the High Street is Family Pizza, Biddulph Kebab House and Taste Of Paradise all offering take-away pizza amongst other foods, plus Lucky Star, Lai Wah, Tangs Dynasty and Rupeyal also offering take-away. In addition, I understand that The Swan is in the process of being refurbished to offer both dine-in and takeaway.

I really don't see the need for yet another food outlet on the High Street, particularly with the imminent arrival of Mexitalia very close by.