

**Planning Comments from Biddulph Town Councillors, Meeting
held 16th January 2024.**

APPLICATION NUMBER	SMD/2023/0571
LOCATION	Unit B High Street Biddulph
PROPOSED DEVELOPMENT	Change of use of a vacant retail unit (Use Class E) to hot food takeaway (sui generis) external plant and ventilation and extraction equipment and minor external works.

A representative from Family Pizza attended the meeting and spoke in relation to application SMD/2023/0571.

There was extensive debate about the issues arising from the application. The following response would be submitted (**agreed**):

Whilst the Committee acknowledged a number of positive points in relation to this application, such as, it would bring an un-used unit into use, it is a national firm on the High Street, and the potential creation of jobs, they recommend refusal on the following grounds:

Highways concerns

We note that SCC Highways have no concerns, however, we do not have information as to whether this was a desk-top recommendation or whether the Officer visited the site at key times.

Local experience of this area highlights a number of safety concerns in relation to parking. There is no parking directly outside the shop. Whilst the application notes that Sainsbury's car park is accessible, the gate from the car park to Station Road will soon be sealed off, following advice from Staffordshire Police and the Town Council as a result of continuous and problematic anti-social behaviour in this area. This means that car parking will be a five-minute walk for those using Sainsbury's.

There is insufficient on-street parking to accommodate another takeaway requiring deliveries/ collections. This already has a negative impact on the loading bay and taxi rank outside the Town Hall, and would have a potential impact on taxi provision within the town if the rank is unusable.

The shop is close to zigzags and a pedestrian crossing; the Town Council has concerns for those walking or sitting in this area as a result of inappropriate

parking, particularly as a result of current plans to turn this area into a 'town square' following approval of plans for the Town Hall frontage.

No demonstrable need

The application makes no attempt to demonstrate why it would have a positive effect on the local economy. The Town Council believes that the introduction of another takeaway facility with no eat-in option would have a negative impact on the vitality and viability of shopping areas and a detrimental impact on the High Street. Takeaways already operating in this area are marked with a cross:



