

B L A C K P O O L C O U N C I L



Supplementary Planning Guidance 3: A3 Food and Drink Uses

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Benefits Administration



Blackpool Council
BUILDING A BETTER COMMUNITY FOR ALL

This Supplementary Planning Guidance Note has been adopted by the Council and will be considered as a material planning consideration in determining relevant planning applications, supporting the policies set out in the Council's Local Plan.

The Guidance will be saved for a further 3 years after a new Blackpool Local Plan is adopted (expected to be in 2006).

The Guidance will in due course be reviewed under the new planning system (of a 'Local Development Framework' of planning documents supported by Supplementary Planning Documents).

A3 Food and Drink Uses

Definition - Class A3. Food and Drink - Use for the sale of food or drink for consumption on the premise or of hot food for consumption off the premises. (Town and Country Planning Use Classes Order 1987).

- 1.1 When considering the granting of planning permission for an A3 use, irrespective of the specific use, the question of whether all uses within the A3 classification would be acceptable in the location will be addressed.
- 1.2 When considering the above, the following aspects will be considered relevant:-
 - (a) To protect the amenities of the occupants of nearby premises from:-
 - (i) noise nuisance from any internal operations i.e. music, activity, machinery etc;
 - (ii) noise, nuisance from any external activity persons arriving/departing, car doors/engines etc;
 - (iii) intrusion of cooking odours; and
 - (iv) late night activity and whether this problem could be overcome by the imposition of a closing time condition.
 - (b) Traffic implications and the provision of car parking and servicing facilities.
 - (c) The need for the installation of any external chimney and/or ventilation ducting and its impact on the appearance of the property.
 - (d) Refuse storage and disposal facilities.
 - (e) Foul drains should be equipped with grease traps to prevent sewer blockages
- 2.1 Details of any external chimneys/ducting will be requested to form part of the change of use application. Should, in exceptional circumstances this requirement be relaxed, a condition will be imposed on the grant of planning permission requiring details to be submitted and agreed by the Council before the development be commenced.
- 2.2 Hours and days of operation - A condition may be imposed by the Council for the protection of amenities/living conditions of nearby property occupiers. In this regard the following guidelines will be used:-
 - (a) Hot Food Take-aways
 - (i) in the town centre, where no residential accommodation exists likely to be affected by the use, it is unlikely that any restriction will be applied with regard to the hours and days of operation;

- (ii) in the South Shore District Centre and other district shopping areas with residential use in the locality, the use of the premises shall usually be restricted to between 0800 hours and midnight; and
- (iii) in other areas with residential accommodation at ground or upper floor levels within the immediate locality, where the use is considered acceptable, operating hours shall be restricted to between 0800 hours and 2300 hours Sunday to Thursday and 0800 hours and 2330 hours Friday and Saturday.

(b) Remaining A3 Uses

Generally, such uses are considered to have less impact on the locality - but in certain circumstances uses may be intended to operate into the early morning hours e.g. wine bars, restaurants etc. Operating hours will be considered at the time of granting planning permission with a view to the imposition of a restricting condition where considered necessary in the interests of the protection of existing amenities.

- 3.1 When granting planning permission for a specific use within Class A3 (other than for a hot food take-away) and the Council considers the siting of the premises unsuitable for operation as a hot food take-away for reasons such as traffic implications/neighbour amenities, the Council will seek to safeguard against permitted changes within the Use Class by the use of a restricting condition.



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