



NOTICE OF DECISION

This Notice of Decision is divided into two sections:

- (1) Details of Approval or Refusal; and
- (2) Details of any Conditions and/or Reasons

The two parts of this Notice should never be separated

DETAILS OF DECISION ON AN APPLICATION (PART 1)

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| <u>Decision:</u> | REFUSED |
| <u>Application No:</u> | 2609F/91S |
| <u>Type of Application:</u> | <u>FULL PLANNING</u> |
| <u>Site Address:</u> | 7 Redcatch Road, Knowle, Bristol |
| <u>Description of Development:</u> | Change of use from shop to take-away pizza and burger shop. Install extract flue to rear elevation. |
| <u>Agent:</u> | [REDACTED] |
| <u>Applicant:</u> | [REDACTED] |
| <u>Committee/Decision Date:</u> | 22.1.92 |
| <u>File Reference:</u> | R/069 |

The reason(s) for refusal associated with this decision are attached

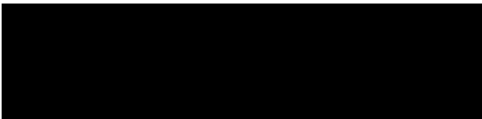
DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 2609F/91S

DECISION: REFUSED

The following reason(s) for refusal are associated with this decision:

- (1) The proposed hot food takeaway use, including home delivery service, falling within Class A3 (Town and Country Planning [Use Classes] Order 1987) would be likely to have a detrimental effect on the amenities of the local residents by adding to the existing concentration of similar Class A3 and other late night uses in the vicinity leading to increased late night commercial activity, increased traffic with associated increased demand for on-street parking, increased noise and disturbance and other associated deleterious affects which are already causing serious detriment to surrounding residents and thus would be contrary to the Policy Advice Note Food and Drink Uses.
- (2) The proposed development would result in the loss of an A1 retail use in an area of primary shopping as designated by the Knowle Priority Estates Shopping Policy (December 1987) and would be to the detriment of the vitality of the shopping frontage and contrary to the objectives of the aforementioned Policy.
- (3) The proposal does not provide adequate access to the building for members of the public with disabilities. In particular the doorway is insufficiently wide to accommodate a wheelchair and as such it is contrary to the City Council's adopted accessibility policy.



Assistant City Planning Officer (Development Control)

Brunel House, St. George's Road, Bristol BS1 5UY
Telephone: (0272) 222000 - Please ask for Planning Reception

Date of Notice: 27.1.92

Please note that this Notice relates only to the Council's decision in relation to the Town and Country Planning Acts and NOT to any similar proposal which may be being considered under the Building Regulations

IT IS IMPORTANT THAT YOU SHOULD READ THE ENCLOSED NOTES