

Restaurants, Bars and Hot Food Takeaways

The creation of food and drink uses in classes A3, A4 and A5 have become increasingly flexible in recent years following changes in permitted development rights. This is especially true for restaurant uses (A3) and reflects the change and diversification of modern town centres.

Policy R6: Restaurants, Bars and Hot Food Takeaways

1. Outlets should be located within defined centres and will normally be discouraged outside those locations.
2. Proposals within defined centres will be permitted provided they:
 - a. would not result in significant harm to the amenity of nearby residents or highway safety;
 - b. would not result in harmful cumulative impacts due to the existence of any existing or consented proposed outlet;
 - c. are in accordance with the emerging Hot Food Takeaway Supplementary Planning Document (in particular, proposals for A5 uses); and
 - d. are compatible with other Plan Policies.

The Council has pledged to improve its population's health and wellbeing and to reduce health inequalities. One of the challenges the Council faces in promoting healthy eating is the availability of foods high in fat, salt and sugar in local neighbourhoods, including the prevalence of hot food takeaways in some areas.

Such uses do, however, have the potential to cause significant problems with impact upon residential amenity, highways and parking. Hot food takeaways often attract considerable customer numbers and are regularly associated with issues such as litter, waste disposal, noise, odour, traffic and health. For a combination of these reasons, they will normally only be supported within defined centres where residential amenity is less likely to be an issue and will be resisted elsewhere. Where homes are situated above such premises, specific care will need to be given to odour extraction, noise insulation and general public convenience. Where appropriate provisions cannot be included then such uses will not be supported, even within designated centres.

