A02

F/TH/15/0535

PROPOSAL:

Change of use from retail to restaurant/cafe use

LOCATION:

2 Westwood Cross Margate Road Broadstairs Kent CT10 2BF

WARD:

Northwood

AGENT:

Mr G Morris

APPLICANT:

**Land Securities** 

RECOMMENDATION:

**Approve** 

Subject to the following conditions:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

### **GROUND:**

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

# SITE, LOCATION AND DESCRIPTION

The site is located within Westwood Cross, which is defined as a town centre on the Thanet Local Plan Proposals Map. Westwood Cross is predominantly characterised by A1 retail development, but includes ancillary cafes and coffee shops. The application site consists of an end unit, with an angled entrance and a shop window fronting the main walkway. Adjacent to and adjoining the unit are retail units, and opposite the site is public open space and car parking.

## PROPOSED DEVELOPMENT

The application is for the change of use of an existing retail unit to cafe/restaurant use. The unit has a floor area of 704sqm.

## **DEVELOPMENT PLAN POLICIES**

### Thanet Local Plan (2006)

TR18 - Car Parking at Westwood

### **NOTIFICATIONS**

Neighbouring occupiers have been notified and a site notice posted. No letters of objection received.

**Broadstairs Town Council** - Recommend refusal due to non-receipt of planning information.

## **COMMENTS**

The application has been called to planning committee by Councillor Roy Dexter, to allow members to consider the potential impact of a cafe/restaurant use within the existing retail centre.

# **Principle**

The site lies within an area defined on the Thanet Local Plan Proposals Map as Westwood Town Centre. Paragraph 24 of the National Planning Policy Framework states that Local Planning Authorities should require applications for town centre uses to be located in town centres, and the definition of main town centre uses within the NPPF includes restaurants. The proposal complies with national guidance, and is therefore considered acceptable in principle.

## **Highway Safety**

The floor area of the unit is not increasing, and it is located within a town centre where a variety of units are visited during each trip to the centre. The proposed use is therefore unlikely to significantly increase vehicle movements or the need for parking. The impact on highway safety is therefore considered to be acceptable.

### Conclusion

The site lies within the town centre where town centre uses, such as cafes/restaurants are considered to be acceptable. There is considered to be no impact on highway safety. It is therefore recommended that members approve the application.

Case Officer Emma Fibbens TITLE: F/TH/15/0535

Project 2 Westwood Cross, Margate Road Broadstairs Kent CT10 2BF

Scale:

