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RBC Planning Department

Via e-mail

11th May 2024

RU.24/0468 – 8 Brox Rd, Ottershaw – Application for Certificate of Lawful Development (Food Truck) – ONF Comments

Dear RBC Planning,

1. The following are our comments on the above application.
2. In our opinion the licence application should be **REFUSED** for the following reasons.

Policy Perspective

3. The applicant has clearly stated in the licence application the intended use for the van to provide exclusively a “takeaway” service. Our understanding is that this places the proposed facility outside of any currently defined planning Use Class rendering it “Sui Generis”. A facility of this kind should therefore be subject to a full planning application.
4. A facility of this kind and appearance at this location in the heart of the village centre will have a severe negative impact on the appearance, character and feel of the area. The proposed development is therefore not compliant with RBC policy EE1 or the draft ONF Design Code.
5. The introduction of a facility of this kind and intended usage at this location will introduce a planning precedent which cannot be tolerated in a small village centre of this kind.

6. The facility would increase noise and provide an unwanted source of food related odours direct into the village centre rendering it an unavoidable hazard. This would fail to comply with RBC policy EE2.
7. The facility would not provide a service which would exist for the primary benefit of the local community. This would therefore fail to comply with RBC policy IE13.

Physical Location Issues

8. The proposal is for the van to be sited in front of the LONDIS supermarket fitting within the private frontage and adjacent to the pavement. In our opinion this is completely impractical for the following reasons:
 - a. The only access onto the site is via the pavement and tactile pedestrian paving. This is unsafe especially given its location immediately adjacent to a pedestrian crossing. The other access points are blocked by a combination of fixed waste bins and bollards.
 - b. This access route offers only approx. 0.3m clearance between two metal bollards.
 - c. The location will be very close to a vintage streetlamp (within 0.5m)
 - d. The van at over 3m high and nearly 7m long will block nearly all the light from the LONDIS premises behind it. This includes the signage for the shop.
 - e. The location is very close to the pavement and will cause an obstruction to pavement users with queues for food etc.

The above issues are illustrated at Annex A-1 & A-2.

9. The licence application does not have a sufficiently large scaled plan to accompany it. As such its effect on the area cannot be weighed.

Practicality & Safety Issues

10. There is minimal parking nearby (5 spaces incl 1 disabled) shared across all the village centre outlets and the location overlaps a bus stop and is also adjacent to a pedestrian crossing. At peak times any additional on street parking could not be tolerated causing additional congestion and safety issues. The majority of the surrounding space is double yellow lined for this reason.
11. The facility is proposed to operate initially from lunchtime to approx. 2200. This will span a rush hour. The village centre cannot tolerate any additional vehicle loads at peak times.

Other Issues

12. The introduction of a food van at this location will only serve to exacerbate already well reported serious ASB issues in the village centre. With illegal parking, intentional littering and physical confrontations with local residents already the norm for this area. The area is therefore far too small to tolerate any additional facilities which might attract disruptive behaviour. See Annex A-1.
13. A food van will primarily serve people who are travelling and will have minimal benefit to the local residents.
14. As a takeaway venue it is considered that an additional takeaway outlet to the existing takeaway outlet and 2 other restaurants who also provide takeaway services in a tiny village centre is simply too much.
15. The implied extension of hours will cause significant disruption in the am peak period. This simply could not be tolerated.

What is Really Missing

16. As evidenced through multiple consultations with the local community, our village desperately needs a facility which can provide a social gathering place for people during the day. A café with seating and outdoor space is required, not a food van with no seating or outdoor space. This would ensure that the village centre retains some vibrancy throughout the day.

Signed electronically

R Oliver
Treasurer/Project Manager – ONF

On behalf of the Ottershaw Neighbourhood Forum



Street Light.

Bus Shelter

Fixed Cycle Stands

Shopping Parade

Street Light.

Metal fixed bollards

Metal fixed bollard

Metal fixed bollard

Ground Fixed Waste Bin

Annex A

Google

MZM Arts - Ad...

Dragon Wok - Chinese Takeaway

Hair & Beauty

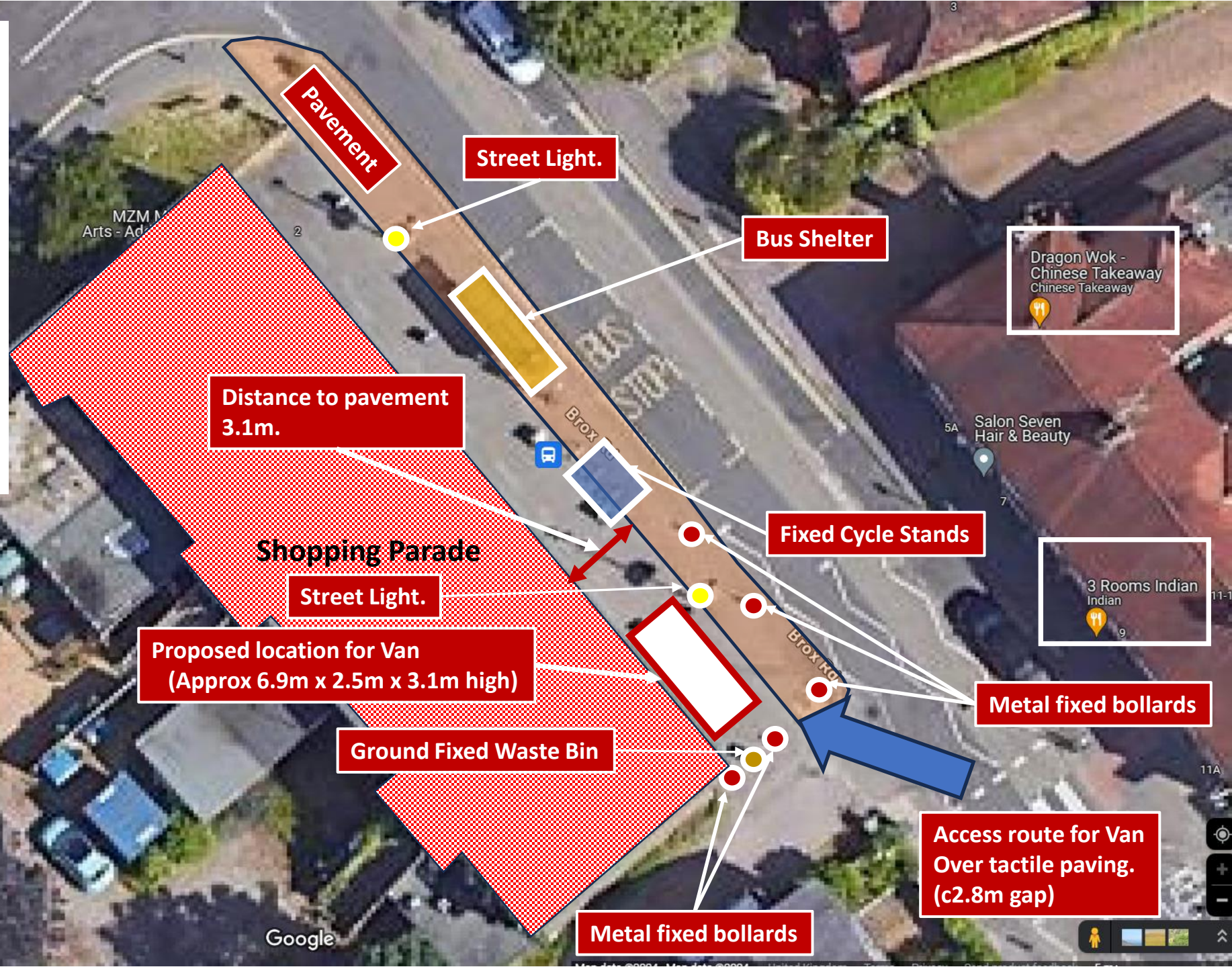
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Physical Siting Issues:

1. Van can only access site via pedestrian tactile paving/pavement.
2. Clearance between bollards is very tight at $<0.3\text{m}$.
3. There is only 0.6m between the front of the van and the pavement.
4. A fixed vintage streetlamp is within 0.5m of the van's location.
5. The Van will block nearly all the light from the LONDIS store behind it.
6. There is no space for any tables or chairs.
7. The outlet will be directly opposite a takeaway and diagonally opposite another restaurant with takeaway service.





Van Proposed Location
(Approx 7m long x 3.1m high
& 2.5m wide)