

**SALFORD CITY COUNCIL**  
**SUPPLEMENTARY PLANNING DOCUMENT**  
**HOT FOOD TAKE AWAYS**

**May 2007**

STATEMENT OF MAIN ISSUES RAISED IN REPRESENTATIONS  
TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND)  
REGULATIONS 2004  
**Regulation 18(4)(b)**

## **1. Introduction**

Under the Town and Country Planning (Local Development) (England) Regulations 2004, it is a requirement to prepare and publish a Consultation Statement for a range of planning policy documents including Supplementary Planning Documents (SPDs). This is a reflection of the Government's desire to 'strengthen community and stakeholder involvement in the development of local communities'.

This document is a statement of the main issues raised in representations about the draft Supplementary Planning Document on Hot Food Take Aways, and how those issues have been addressed in the SPD. It is prepared under Regulation 18(4)(b) of the aforementioned Regulations. This statement also incorporates details from the previous consultation statement, published in February 2007, under Regulation 17(1), which details the consultations that were carried out in the preparation of the draft SPD.

In due course, the Council will be adopting a Statement of Community Involvement (SCI) that will set out how the public will be consulted on new planning policy and significant planning applications. Once the SCI is adopted, which is due to be in May 2008, planning documents will be required to conform to its provisions.

This Consultation Statement has been prepared in advance of the SCI, but aims to reflect the intentions of Government planning guidance for reporting on community involvement in the Plan making process. It describes the involvement of stakeholders in the preparation of the Hot Food Take Aways SPD.

The consultation process adopted meets both the minimum requirements set out in the Town and Country Planning (Local Development) (England) Regulations 2004 and the gold standards in community involvement devised by Partners IN Salford.

## **2. Gold Standards IN Community Involvement**

Partners IN Salford (Salford's Local Strategic Partnership) have devised 5 aspirational standards for community involvement and all partners of the Council are signed up to delivering community involvement in this way ([www.partnersinsalford.org/communityinvolvement](http://www.partnersinsalford.org/communityinvolvement)). The Gold Standard is a goal for partners to aim towards, particularly where there is activity or proposed change within the City that will have a significant impact upon local communities. They are:

- 1) Value the skills, knowledge and commitment of local people.
- 2) Develop working relationships with communities and community organisations.
- 3) Support staff and local people to work with and learn from each other (as a whole community)
- 4) Plan for change with, and take collective action with, the community.
- 5) Work with people in the community to develop and use frameworks for evaluation.

### **3. Background**

The city council has commissioned Urban Vision Partnership Ltd to produce an SPD for Hot Food Take Aways. The objective of the SPD is to provide additional advice to applicants and their agents on the policy guidelines for hot food take away development.

Urban Vision has led the ongoing consultation exercise that underpins the process of formulating the policies contained within the SPD.

### **4. Initial Process of Consultation**

A number of consultation exercises were undertaken prior to the preparation of the consultation draft SPD, in order to:

- Determine what guidance additional to UDP Policy S4 should be incorporated into the SPD to make the process of applying for planning permission more simple/transparent whilst ensuring high quality hot food takeaway development
- Establish the overriding concerns of local communities with regards to hot food takeaway development and how these can be addressed within the SPD

To realise these aims of the consultation process, it was decided that a workshop should be set up with recent applicants for independent hot food takeaways. A representative from Environmental Services also attended this meeting to provide technical information on issues such as measures to mitigate the impact of hot food take aways on residential amenity. In addition, questionnaires were disseminated to those recent applicants who were unable/unwilling to attend.

To build upon this initial input, a short document and accompanying questionnaire were sent to community representatives and the people who had registered an interest in the document. These were also distributed to members on the Planning and Transportation Regulatory Panel, Planning Scrutiny Sub-Committee members and the representatives of Salford's eight Community Committees.

#### **Workshop with Recent Applicants for Hot Food Takeaway Development**

A workshop was held on the 25<sup>th</sup> October 2006 at Emerson House, Eccles. The list of people who attended can be found in Appendix A. The workshop commenced with a presentation from Urban Vision on behalf of the City Council, which provided an introduction to Salford City Council's UDP Policy on hot food takeaway development, before setting out the suggested scope and probable objectives of the Supplementary Planning Document.

The workshop then developed discussion based around a number of themes, including:

- **Do you agree with the principle of introducing additional advice on location through the proposed SPD?**
  - What locations do you consider are the most appropriate?
  - What are your concerns relating to providing restrictions on locations?
- **Do you agree with the principle of introducing policies to prevent an over-concentration of hot food takeaways in town/neighbourhood centres?**
  - What factors should be taken into account when determining what constitutes an over-concentration in a town/neighbourhood centre?
- **Do you support the principle of introducing guidance on appropriate standards for parking and servicing for delivery and waste collection services?**
  - What factors should be considered when determining what constitutes an appropriate provision for parking?

- **What other issues should be considered?**

The workshop lasted for approximately two hours. A summary of some of the main issues raised is set out below:

Comments Received	Council's Response
Finding a suitable property for a hot food takeaway can be a serious problem. Therefore, it is essential that guidance is provided on what standards a property should meet for it to be considered appropriate for a hot food use.	Guidance is included in the SPD on the separation distances from residential properties that the council will normally look to adhere to. In addition, the SPD provides guidance on the factors that will normally be taken into consideration when assessing whether a proposed hot food takeaway would have an adverse affect on highway safety or the vitality and viability of a town or neighbourhood centre.
Guidance should be provided which stipulates when a premise will be considered not to have an unacceptable impact on neighbouring occupiers. For example, it should be stipulated how far away residential occupiers should be from the proposed premise.	Guidance is included in the SPD on the separation distances from residential properties that the council will normally look to adhere to.
Town centres are ok for large numbers of hot food takeaways development because they can support a large provision, however, the rents in these areas can be prohibitive to hot food takeaways.	The council recognise that hot food takeaways can provide an important complementary service in town and neighbourhood centres. However, an excessive concentration of such uses can have an unacceptable impact on the vitality or viability of a centre and, as a result, affect the overall attractiveness of the centre to shoppers. For clarity, the SPD provides guidance on the factors that will be taken into account when considering whether a proposed hot food takeaway would result in an over-concentration of such uses to the detriment of the vitality or viability of a town centre or neighbourhood centre.
Appropriate locations for hot food takeaways should be where there is a demand for them.	It is recognised that hot food takeaways provide an increasingly popular service to local communities. Nevertheless, it is important to protect the amenity of neighbouring properties, particularly if these are residential properties. In addition, excessive concentrations of hot food takeaways in town and neighbourhood centres can adversely affect the vitality and viability of the centres.
An over-concentration of hot food takeaways can create problems due to competition. Locating too many hot food takeaway uses in a particular area results in businesses closing because they are not able to survive.	Interfering with or inhibiting commercial competition is not in itself a planning matter. However, an excessive concentration of such uses can adversely affect the vitality and viability of town and neighbourhood centres. For clarity, the SPD provides guidance on the factors that will be taken into account when considering whether a proposed hot food takeaway would result in an over-concentration of such uses to the detriment of the vitality or viability of a town centre or neighbourhood centre.

There is no need to introduce policies to prevent an over-concentration of hot food takeaways as this would take care of itself through the forces of demand and supply.	As above
Advice on parking standards should be provided to enable people wishing to open a takeaway to know exactly what would be expected in order for a proposal to be given favourable consideration.	It is not considered appropriate to stipulate that a hot food takeaway must provide a certain number of off-street parking spaces, as the vast majority of properties would be unable to. Consequently, a simple parking standard would probably be inappropriate. However, the SPD does provide guidance on the factors that will be taken into when determining whether a hot food takeaway will have an adverse impact on highway safety.
Ideally, parking should be provided with hot food takeaways because people will park on double yellow lines if there is no alternative. Where this is not possible within the site, a reserved space on the street should be provided. This would support business greatly and prevent illegal parking.	As above
In areas where there is little evening activity, this character should be maintained and late night opening should be restricted. However, this does not mean to say that in some instances a hot food use would not be appropriate.	The SPD provides guidance on the restrictions in opening hours that will usually be placed on hot food takeaways. Nevertheless, the existence of an established late night economy in the area will be taken into account when determining the appropriate hours of opening.
Hot food takeaways that are open until the early hours of the morning often attract drunk people who can cause much disturbance. Therefore, opening into the early hours of the morning should be restricted where there are residents living near by, unless there are other takeaways in the vicinity that open until those times.	The SPD provides guidance on the restrictions in opening hours that will usually be placed on hot food takeaways where the proposed use is in close proximity to residential properties. Nevertheless, the existence of an established late night economy in the area will be taken into account when determining the appropriate hours of opening.
It would be useful if the SPD identified areas where it would be acceptable for hot food takeaways to operate late at night.	As above
Litter only tends to be a problem with very late night opening because when people are drunk they often throw their litter on the floor irrespective of whether a bin is provided.	Noted
Advice on the location of extraction flues, their specification and visual appearance are key issues for potential applicants – detailed guidance should be provided for potential applicants.	The SPD includes guidance on acceptable extraction systems to be installed in hot food takeaways. It also includes siting guidance to minimise any adverse visual impact from the installation of flues or other extraction systems.

### **Questionnaires**

To build upon this initial input, a short background information document and accompanying questionnaire were sent to members on the Planning and Transportation Regulatory Panel, Planning Scrutiny Sub-Committee members and the representatives of Salford's eight Community Committees. Copies of the document and questionnaire were also distributed to the people who had registered an interest in the document and recent applicants for hot food takeaway development in Salford who were unable to attend the workshop.

The document informed people that a hot food takeaways SPD was being produced; stated what the document's objectives were likely to be; highlighted that the document had to be consistent with the UDP (setting out what Policy S4 says) and identified some of the most salient issues when determining applications for hot food takeaway development.

The accompanying questionnaire endeavoured to ascertain information on a number of issues, including whether the objectives of the SPD were supported; what the overriding concerns of local communities are with regards to hot food takeaways; and what constitutes an over-concentration of hot food takeaways in town/neighbourhood centres and what factors should be taken into account when determining this. A summary of the responses is provided below:

<b>Comments Received</b>	<b>Council's Response</b>
Proposals for hot food takeaway development should not unduly affect the amenity of nearby residents or businesses. They can release hot grease and fats, which solidify when they cool in the public sewer and cause blockages, which result in other premises being flooded. Where appropriate, this can be improved by requiring drains from these premises to have adequate grease traps.	Guidance on the need to install grease traps in hot food takeaways has been incorporated into the SPD.
The rents for properties in town and neighbourhood centres mean that directing hot food takeaway development to centres is inappropriate.	Noted
In the New Deal for Communities area we are concerned about the associated disturbance with residential properties, i.e. noise, litter, etc.	The SPD provides guidance on the consideration that will be given to objections to takeaways on the grounds that the proposed use has the potential to create anti-social behaviour. Policies on controlling litter and hours of opening have also been incorporated into the SPD to minimise the disturbance associated with these uses.
Hot food takeaway development should be steered towards district centres and established shopping parades. I know Manchester City Council have some guidance stating that in a parade of 10 shops there should be no more than 3 takeaways.	Introducing a specific percentage restriction on hot food takeaways in town and neighbourhood centres was not considered appropriate. There will be situations where less than the percentage level would be too many, because there are already a lot of non-A1 uses in the centre, whereas other locations may benefit from more because the function of the centre has changed and the alternative would be a lot of vacant units. However, excessive concentrations of such uses can have an unacceptable impact on the vitality or viability of a centre and, as a result, affect the overall attractiveness of the centre to shoppers. For clarity, the SPD provides guidance on the factors that will be taken into account when considering whether a proposed hot food takeaway would result in an over-concentration of such uses to the detriment of the vitality or viability of a town centre or neighbourhood centre.
Litter and dumping is a huge problem. More bins should be provided	SPD includes a policy on the provision of litter bins outside hot food takeaways.

<p>SPD should enforce a restriction in opening hours for hot food takeaways.</p>	<p>The city council acknowledges that the viability of hot food takeaway establishments may be reliant upon late evening trade. However, concerns about residential amenity may dictate that a takeaway use may be completely unacceptable unless its hours of opening are restricted. For clarity, the SPD provides guidance on the restrictions in opening hours that will usually be placed on hot food takeaways.</p>
<p>Parking is a major problem at hot food takeaways.</p>	<p>The impact of hot food takeaways on traffic flow and road safety is an important consideration when determining applications. Where there is limited or no parking, either outside or in the immediate vicinity of the premises, customers may be tempted to indulge in short stay parking of an opportunistic and possibly dangerous nature, for example, near to junctions, on dangerous bends or within the approaches to pedestrian crossings. The SPD provides guidance on the factors that will be taken into when determining whether a hot food takeaway will have an adverse impact on highway safety.</p>
<p>The concentration of takeaways should be limited. At the moment there are too many in certain areas (i.e. on Bolton Road). They cater for school children and encourage a poor diet.</p>	<p>It is recognised that hot food takeaways provide an increasingly popular service to local communities. However, an excessive concentration of such uses can have an unacceptable impact on the vitality or viability of a centre and, as a result, affect the overall attractiveness of the centre to shoppers. For clarity, the SPD provides guidance on the factors that will be taken into account when considering whether a proposed hot food takeaway would result in an over-concentration of such uses to the detriment of the vitality or viability of a town centre or neighbourhood centre.</p>
<p>Poor hygiene and low quality food with high fat and carbohydrates is a concern.</p>	<p>The operator of a hot food takeaway is required to be suitably qualified with a basic food hygiene certificate to ensure he/she is fully conversant with the practical procedures and methods of applying food hygiene in the workplace. Information is provided in the SPD on the current requirements according to Food Hygiene and Health &amp; Safety Legislation. The SPD cannot seek to influence the type of food that is sold at hot food takeaways.</p>
<p>Litter is a major problem</p>	<p>As above</p>
<p>There needs to be a 'stand above' section in the SPD on waste/litter. Nothing lowers the tone of an area more than cumulative litter - and the potential for the presence of cats, dogs, etc. It is also a health hazard.</p>	<p>Guidance is provided on the provision of litterbins and the disposal of waste products.</p>
<p>A concentration of hot food takeaways attracts groups of youths and some thought must be given to the management of what may be a potential problem.</p>	<p>Noise generated by people using a hot food takeaway, or congregating outside it, can be a material consideration when determining planning application. However, as the threat of public disorder at a hot food takeaway is</p>

	not inevitable, it is usually unreasonable to assume that granting permission for a hot food takeaway would result in an increase in congregating youths and/or anti social behaviour. For clarity, guidance is provided on this in the SPD.
Over-proliferation of takeaways kills local shopping areas. A variety of hot food takeaways rather than more than one of the same type is acceptable.	An excessive concentration of such uses can have an unacceptable impact on the vitality or viability of a centre and, as a result, affect the overall attractiveness of the centre to shoppers. For clarity, the SPD provides guidance on the factors that will be taken into account when considering whether a proposed hot food takeaway would result in an over-concentration of such uses to the detriment of the vitality or viability of a town centre or neighbourhood centre. However, the type of hot food to be sold in the proposed hot food takeaway is not a material consideration in determining a planning application.

## 5 Formal Public Consultation

The SPD documents were subject to a 6 week period of formal public consultation from 9<sup>th</sup> February to 22<sup>nd</sup> May 2007. These documents were available for inspection at the following locations:

- On the council's website: <http://www.salford.gov.uk/hotfoodtakeawaysspd>
- Civic Centre, Salford City Council, Chorley Road, Swinton, Salford, M27 5BW. Opening times: Monday to Friday, 8.30am to 4.30pm.
- At all Salford Libraries during normal opening hours

The statutory consultees that were formally invited to comment by letter on the draft SPD are listed at Appendix B.

## 6 Representations Received

The following organisations/persons submitted representations within the formal public consultation period:

- Cllr Les Turner
- Government Office of North West
- Members on the Planning and Transportation Regulatory Panel
- Natural England
- North West Regional Assembly
- United Utilities

Appendix C sets out a detailed schedule of all representations, the council's response, and proposed changes to the SPD.

## 7 Main Issues Raised

**Litter:** It was recommended that reference should be made to Environmental Protection legislation that puts a duty on proprietors to keep the front of their premises clear of litter.

The council supports this change and Policy HFTA7 has been amended accordingly in order to provide some details on the relevant legislation.

**Siting of litter bins:** Where a new litter bin is deemed necessary, the document should draw on local knowledge to determine where is the most appropriate location to site the new bin.

Paragraph 5.33 of the SPD requires applicants to submit details of the design and siting of a litter bin with their planning application. Consequently, during the statutory consultation process neighbouring residents will have the opportunity to comment on the appropriateness of the proposed bin location. Therefore, it is considered that the guidance on the provision of litter bins does not need amending.

**Noise and anti-social behaviour:** Para. 6.11 should provide greater clarity of the distinction between anti-social behaviour and noise in order to clarify what represents a material consideration when determining planning applications.

Noise from people using a hot food takeaway can be a material consideration when determining planning applications as the comings and goings of customers will inevitably generate a degree of noise that could have a detrimental impact on residential amenity. However, it is not inevitable that customers would congregate outside a takeaway or generate noise if they do so. The threat of anti-social behaviour is also not inevitable. Para 6.11 does not make this distinction clear. Consequently, the council supports this change and Para. 6.11 has been amended accordingly.

**Monitoring:** The need for indicators relating to litter and traffic/parking was raised.

The council supports this change and Para 7.3 has been amended accordingly in order to provide additional indicators for monitoring.

## 8 Sustainability Appraisal

In adopting the final draft, the council must consider how sustainability issues have been integrated into the document and how the Sustainability Appraisal (SA) has been taken into account.

Recommendations for changes to the consultation draft are included in the SA report that accompanies the SPD. None of the representations received questioned the content of the SA.

The appraisal has been amended to reflect the changes to the SPD made in response to other representations. It is considered that sustainability issues have been adequately addressed. The revised SA is published on the council's website ([www.salford.gov.uk/hotfoodtakeawaysspd](http://www.salford.gov.uk/hotfoodtakeawaysspd)).

## 9 Equality Impact Assessment

In accordance with the Race Relations (Amendment) Act 2000, a first stage Equality Impact Assessment has been carried out on the draft SPD. This concluded that a more detailed appraisal was not required, as the SPD has no significant differential impact on any group.

The assessment is available on the council's website ([www.salford.gov.uk/hotfoodtakeawaysspd](http://www.salford.gov.uk/hotfoodtakeawaysspd)).

**Appendix A**

LIST OF STAKEHOLDERS INVOLVED IN CONSULTATION PRIOR TO THE  
PREPARATION OF THE CONSULTATION DRAFT

LIST OF STAKEHOLDERS INVOLVED IN CONSULTATION TO DATE	METHOD OF CONSULTATION	
	Consultees	Workshop
Mr Taba	X	
Mr M Miah	X	
Steve Smith (Environmental Services)	X	
Mehmet Selcuk		X
Christine Jones		X
Mr B Thompson		X
Beryl Patten		X
Hannah Kavanagh		X
Mr W P Lynch		X
Mr J Li		X
Mr and Mrs S Kanjii		X
Mr S Miah		X
Mr Nazar		X
Ian Stewart		X
Andrew Thomson/Adele Snol (Broadway Malyan)		X
Planning Policy Sections (Bury MBC, Bolton MBC, Manchester City Council, Rochdale MBC, Stockport MBC, Tameside MBC, Trafford MBC, Warrington Borough Council, Wigan MBC)		X
Richard Lomas (CB Richard Ellis Ltd)		X
H Lancaster/D Chambers (CLA North)		X
Mr J Wilcock (Cliff Walshingham)		X
R Jackson (Cooperative Group Property Division)		X
Tony Hill (Cophorne Hotel)		X
Bangladesh Association		X
Janet Matthewmann (Dept. of Culture Media and Sport)		X
Rachel Patterson (Dev Plan UK)		X
Justin Cove (DTZ PIEDA Consulting)		X
Judith Nelson (English Heritage)		X
Louisa Cusdin (Framptons)		X
Phil Lally (GONW)		X
Anita Shaw (Greater Manchester Waste Disposal Authority)		X
Helen Barker (Groundwork Manchester, Salford and Trafford)		X
Angela Mealing (Higham and Co.)		X
Jane Aspinall (HOW Planning)		X
Emma Latimer (Knight Frank)		X
Linda Moore (Manchester & District Housing Association)		X
Nigel Spaggins (Manchester Diocesan Board of Finance)		X
Kathryn Brindley (MCP Planning)		X

Daniel Connolly (Morris Homes Ltd.)		<b>X</b>
Janet Belfield (Natural England)		<b>X</b>
Brian Enright (NDC)		<b>X</b>
Ian Wray (NWDA)		<b>X</b>
Andrew Bower (Npower Renewables)		<b>X</b>
Mr R J Newton (NWRA)		<b>X</b>
Mrs W Moore (Partington Town Council)		<b>X</b>
Sarah Smith (Paul Butler Associates)		<b>X</b>
Michael Nuttall (Peel Holdings)		<b>X</b>
Philip Rothwell (PRDS)		<b>X</b>
David Light (PZ Cussons)		<b>X</b>
A Bishop (RMS International)		<b>X</b>
Stuart Cooper (Roger Hannah and Co.)		<b>X</b>
Mary Ann Byrne (Salford Disability Forum)		<b>X</b>
Michael Jones (Royal Mail)		<b>X</b>
Trevor Adey (Savills)		<b>X</b>
Frazer Sandwith (Scott Wilson)		<b>X</b>
Michelle Grimshaw (Steven Abbott Associates)		<b>X</b>
Richard Fearnall (Strutt and Parker)		<b>X</b>
Kath Ludlam		<b>X</b>
Katy Lightbody (The Development Planning Partnership)		<b>X</b>
D.W. Short (The Emerson Group)		<b>X</b>
Helen Winkler (Tyler Parkes Partnership)		<b>X</b>
Lee Bullock/Annette Elliot (United Co-operatives Ltd)		<b>X</b>
Vicki Richardson (Walton and Co)		<b>X</b>
Paul Shuker (White Young Green Planning)		<b>X</b>
Council Members of the Planning and Transportation Regulatory Panel		<b>X</b>
Council Members of the Planning Scrutiny Sub-Committee		<b>X</b>
David Hardman (United Utilities)		<b>X</b>
Mrs A Morrisay (Off the Wall)		<b>X</b>
David Allen (Safety Systems UK)		<b>X</b>
Susan Gallacher (Health Improvement Team PCT)		<b>X</b>
Neil McInroy (Centre for Local Economic Strategies)		<b>X</b>
Les Rylance (Novembre Properties Ltd)		<b>X</b>

## **Appendix B**

STATUTORY, GENERAL AND SPECIFIC CONSULTEES WHO WERE INVITED TO COMMENT ON THE DRAFT SPD (IN ADDITION THOSE LISTED IN APPENDIX A)

Bolton MBC  
Bury MBC  
CABE  
Central Salford Regeneration Company  
Charlestown and Lower Kersal New Deal for Communities Partnership Board  
Civic Trust (Northern Office)  
English Heritage  
English Nature  
GM Archaeological Unit  
Government Office North West  
Greater Manchester Ecology Unit  
Greater Manchester Geological Unit  
Manchester City Council  
Mobile Operators Association  
North West Development Agency  
North West Regional Assembly  
Salford CAB  
Salford Community Network  
Salford Disability Forum  
Sustainability North West  
The Countryside Agency  
The Environment Agency  
Stockport MBC  
Tameside MBC  
Trafford MBC  
United Utilities  
Warrington BC  
Wigan MBC

**Appendix C**

SCHEDULE OF RESPONSES TO CONSULTATION DRAFT AND THE COUNCIL'S  
RESPONSE

Paragraph / Policy	Respondent	Nature of Response	Council's Interpretation of Representation	Council's Response	Proposed Changes
Whole Document	Cllr Les Turner	Observations	<p>My experiences of Walkden and the many fast food outlets give me an idea of the impact such premises have on residents nearby.</p> <p>The litter is appalling, noise parking and late opening hours combined make the life of residents hell and discarded litter either tossed into gardens or blown by wind makes Walkden a very untidy place from time to time.</p> <p>I consider that the amount of these take aways should be limited in number, the hours they are allowed to open should be curtailed and that each property should provide a litter bin at their expense and be responsible for keeping the close area free of rubbish. This should be a condition of planning and enforced.</p> <p>I have tried for some time to obtain litter bins in places close to fast food outlets but this Council have yet to provide any despite my many pleas.</p> <p>As far as my Ward is concerned most of the rubbish ending up in gardens doorsteps etc is as a direct result of these take aways some of which are open in the small hours legally or not.</p>	<p>The council recognises that hot food takeaways have the potential to create disturbance and detract from residential amenity and environmental quality. However, it is also recognised that takeaway establishments can offer a popular service for local communities and provide important economic development opportunities.</p> <p>Consequently, the SPD tries to strike a balance between encouraging a high quality hot food take away provision and minimising their impact on residential amenity and environmental quality.</p> <p>The SPD includes policies to protect residential amenity from noise, odours and general disturbance. Policies are also included on the disposal of waste products and the provision of litter bins outside of premises. Consequently, it is considered that the SPD addresses these concerns.</p>	No changes proposed to the approach of the SPD

Policy HFTA 6	United Utilities	Support	I have nothing to add to the above document but wish to say that I am pleased to note the comment regarding grease traps in Policy HFTA6	Comments noted	No changes proposed to the SPD
Policy HFTA 7	Members on the Planning and Transportation Regulatory Panel	Observation	Are there requirements under Environmental Health Legislation for proprietors to clear litter from the immediate area outside of their shop? The document should make reference to this legislation to ensure that applicants are aware of their responsibilities.	The council supports this amendment.	Reference to the appropriate legislation has been added to Policy HFTA7.
Policy HFTA 7	Members on the Planning and Transportation Regulatory Panel	Observation	Where a new litter bin is deemed necessary, the document should draw on local knowledge to determine where is the most appropriate location to site the new bin.	Paragraph 5.33 of the SPD requires applicants to submit details of the design and siting of a litter bin with their planning application. Consequently, during the statutory consultation process neighbouring residents will have the opportunity to comment on the appropriateness of the proposed bin location.	No changes proposed to the SPD
Para 6.11	Members on the Planning and Transportation Regulatory Panel	Observation	Para. 6.11 needs to distinguish between anti-social behaviour and noise in order to clarify what represents a material consideration when determining planning applications.	Noise from people using a hot food takeaway can be a material consideration when determining planning applications as the comings and goings of customers will inevitably generate a degree of noise that could have a detrimental impact on residential amenity. However, it is not inevitable that customers would congregate outside a takeaway or generate noise if	The reference to 'people congregating outside' hot food takeaways has been removed from Para 6.11 to reflect that this source of noise, unlike that generated by the general comings and goings of customers, is not inevitable.

				they do so. The threat of anti-social behaviour is also not inevitable. Para 6.11 does not make this distinction clear. Consequently, the council supports this amendment.	
Para 7.3	Members on the Planning and Transportation Regulatory Panel	Observation	Is there a need for monitoring indicators related to litter and traffic issues?	The council supports this amendment.	Additional indicators have been added to chapter 7. These relate to complaints to Environmental Services about litter and complaints to highways about parking outside hot food takeaways