
Decision Maker: PLANS SUB-COMMITTEE NO. 2

Date: Thursday 2 May 2013

Decision Type: Non-Urgent Non-Executive Non-Key

Title: BREAD AND BUTTER, 2 CHATSWORTH PARADE, PETTS WOOD

Contact Officer: Philip Spiteri, Planning Enforcement Officer
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Chief Officer: Deputy Chief Planner

Ward: Petts Wood and Knoll

1. Reason for report

A complaint has been received alleging that the premises appear to be operating outside its permitted Class A1 retail use involving the preparation and cooking of hot food on the premises.

2. **RECOMMENDATION(S)**

Enforcement action authorised requiring the cessation of the cooking and preparation of hot food on the premises.

3. COMMENTARY

- 3.1 The site is a sandwich bar in a busy shopping parade in Queensway.
- 3.2 On 8th March 2013 a complaint was received alleging that the premises is operating outside of its permitted A1 use.
- 3.3 On 11th March 2013 a site visit was carried out and it was confirmed that the premises operates primarily as a sandwich bar within Class A1 (retail). As part of the business sausages and bacon are cooked from raw, accounting for between 10-15% of their business, mainly in the winter months. In addition, joints of meat are occasionally cooked on the premises. Other hot food including scrambled eggs and jacket potatoes heated in a microwave oven.
- 3.4 It is concluded that the preparation and cooking of hot food involves a material change of use from Class A1 (retail) to a mixed A1/A3 use, as a matter of fact and degree. A planning application has been requested but nothing has been received to date. although assurances have been given that an application was imminent.