



CONSULTATION: PROPOSED INTERIM PLANNING POLICY FOR MOBILE CATERING VANS

Purpose of the Consultation

To seek views from the public on an interim planning policy for mobile catering units for use in considering planning applications submitted to the Council.

Background Information

The council consider that there is a need to maintain a balance in the number of mobile catering units available for the public against permanent hot food establishments. Issues such as visual and residential amenity, transport impacts, possible pollution issues and health issues generally also need to be considered.

The permanent and regular stationing of a mobile catering normally requires planning permission because of the change of use of the land on which the unit is situated.

Existing Relevant Policies

Currently consideration is given to relevant policies in the existing plan. The policies of the 2002 Local Plan (second stage deposit) that are relevant are:

1. BE.21 – Safeguarding of Amenity – planning permission should not be granted for any new building, extension or change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers.
2. FRP.11 – Pollution – development that may be liable to cause pollution of water, air or soil, or pollution through noise, dust, vibration, light, heat or radiation will only be permitted if the quality and enjoyment of the environment would not be unduly damaged or put at risk.
3. TR.31 – Road Safety – planning permission will be granted for development that deals satisfactorily with road safety issues.
4. ST.8 – Creating attractive routes to the Centre – new development alongside main routes to the Centre will be expected to be of a high quality to make the routes more attractive to residents and visitors.

On adoption, the City Plan will provide a revised planning policy framework for the Council, but is currently being progressed. The proposed policy set out below would eventually form part of the City Plan document.

Key Issues

The key issues of significance for Gloucester are the following:

1. Visual impact – does the mobile catering unit have an unacceptable visual impact on the location in question?

2. Residential amenity – does the mobile catering unit have an unacceptable impact on the residential amenities of nearby residents?
3. Transport impact – does the mobile catering unit have a severe impact on road safety?
4. Pollution issues – are there any unacceptable environmental impacts arising?
5. Health issues - are there any health issues arising, such as from the types of food and drink being sold or the location of the proposed facility?

Proposed Interim Policy

Our proposed interim planning policy is as follows:

Interim Policy for Mobile Catering Units

Proposals for mobile catering units will be supported where the following criteria are met:

1. *The design of the mobile catering unit would not have a significant adverse impact on the visual amenity of the area;*
2. *The proposal would not have a significantly adverse impact on neighbouring properties and uses within a reasonable distance of the proposed location in terms of noise, traffic disturbance, odour, litter, light or hours of operation;*
3. *The proposal would not have a severe impact on the surrounding highway network, traffic safety or create unacceptable parking issues;*
4. *The proposal incorporates adequate waste storage and disposal facilities; and*
5. *Consideration may be given to any positive health impacts provided by the range of food and drink available to customers, and the proposed location of the facility.*

Note: The council will expect mobile catering units to be removed from the site following each day of trading, when located on public land.

Although applicants for mobile catering units tend to apply for 7 days a week they don't always use this allowance. This note to the proposed interim policy will help prevent the units being parked in position 24 hours a day, 7 days a week, which sometimes occurs. This would benefit the visual amenities of the area and availability of on street parking at non trading times.

Consultation Outcome

This public consultation on the interim policy gives us an opportunity to hear feedback from the public on this issue and will be reported back to the Council's Cabinet when considering the adoption of the interim policy. This feedback and the interim policy will also be included in the ongoing preparation of the City Plan.