

## **Application Recommended for APPROVAL**

**APP/2011/0301**

Trinity Ward

Full Planning Application

Proposed external works; new side by side drive thru lane requiring the removal of 5no. parking spaces; 2no. new customer order display units and 1no. height restrictor monolith (gateway sign)

MCDONALDS RESTAURANTS LTD, 1 BURNHAM GATE, BURNLEY

### **Background:**

The proposed application introduces an additional drive through lane with 2no. Customer Order Display units and a gateway sign. The additional lane would streamline the ordering process and reduce any congestion in the car park, which causes delays and an increase in noise levels.

The drive-through lane is open 24/7 and would continue to operate these hours.

An objection has been received from a resident at Bevington Close

### **Summary of Reason for Recommendation:**

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

### **Relevant Policies:**

Burnley Local Plan Second Review

GP1 – Development within The Urban Boundary

GP3 – Design & Quality

H12 – Non-Residential uses in Residential Areas

EW4 – Expansion and Improvement of Existing Businesses

E24 - Advertisements

### **Site History:**

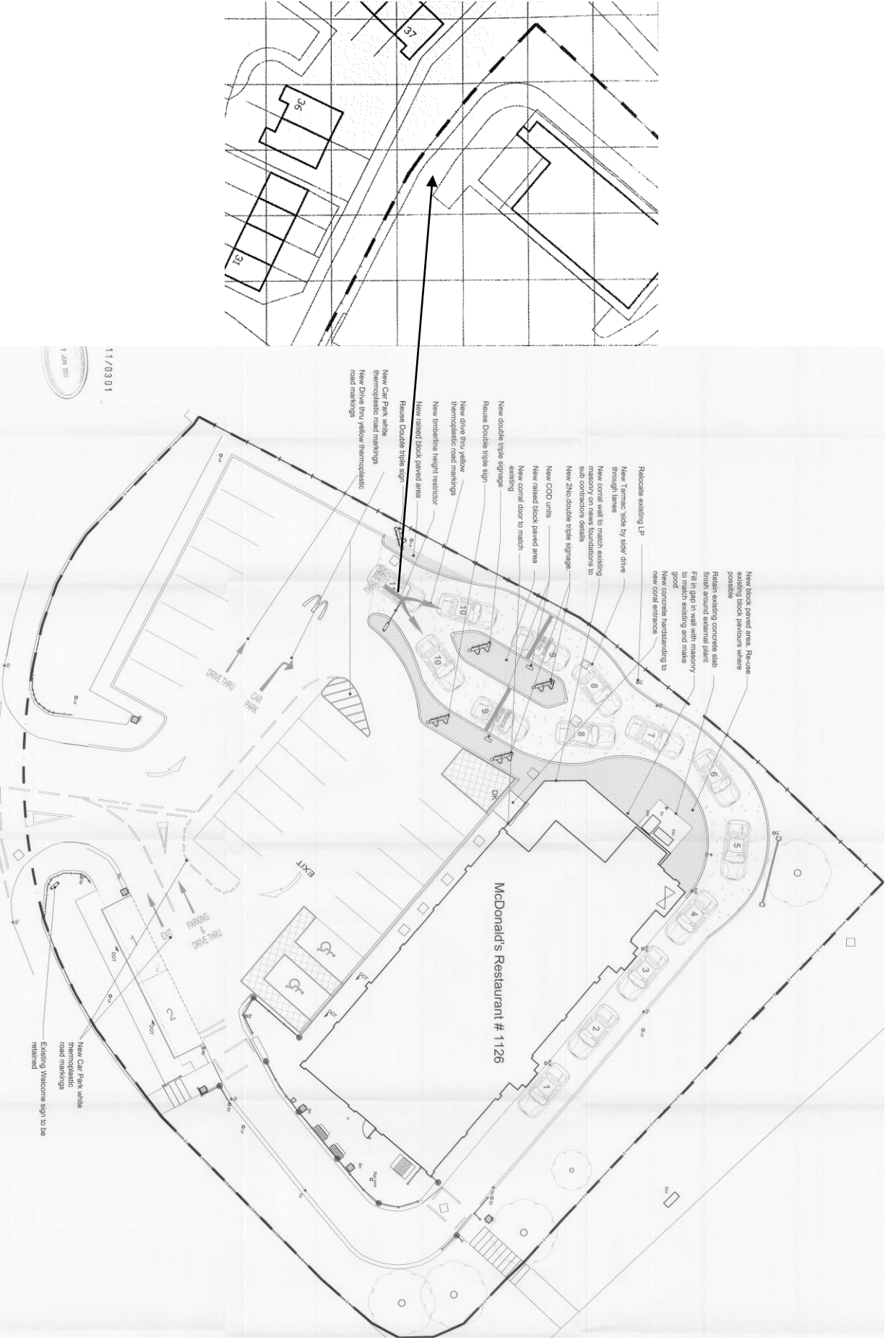
APP/2011/0300 – display of 3no. rotating double triple units & 1no. height restrictor (decision pending)

### **Consultation Responses:**

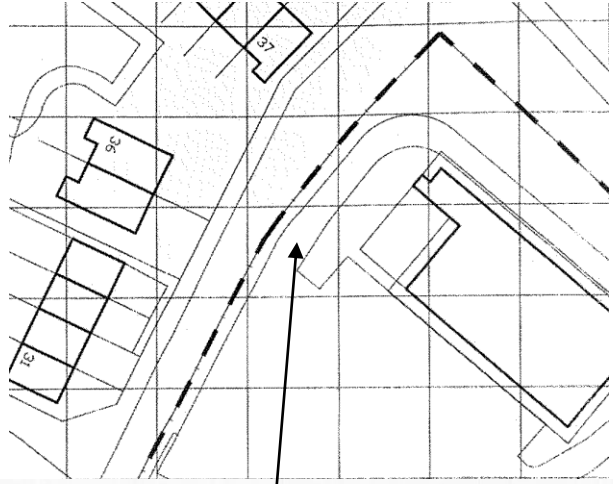
Resident (Bevington Close) – objects to the application on the following grounds:

- Existing noise levels cause a nuisance to the residential area.
- Thursday – Monday, cars horns sounding constantly.
- McDonalds operates 24/7 – thus causing noise from people who are drunk.
- An additional drive-through lane would increase the noise level.

Environmental Health – *Awaiting comments & once received will be reported at Development Control Committee.*



11/03/01  
 3 JUN 2001



## Planning and Environmental Considerations:

Policy H12 – assesses proposals for non-residential development within primarily residential areas and Policy EW4 allows the expansion and improvement of existing businesses providing it does not cause detrimental harm.

This proposal would not have a significant impact on the residential area as the main use is already in operation and some level of noise is expected from customers travelling to the restaurant.

The creation of an additional lane involves a minor alteration to the car park, which is probably a good thing in terms of the free flowing traffic within the car park and also would not cause any congestion on Burnham Gate.

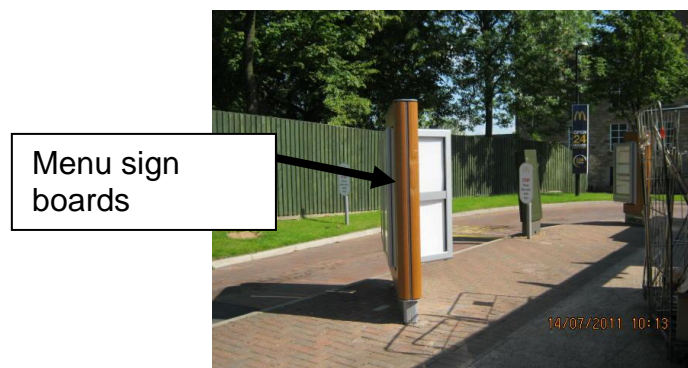
McDonalds main aim is to provide a speedier and more efficient service and keep disturbance levels to a minimum. It must be noted, that some level of noise is expected considering the location and the nature of the business. The noise levels mainly occur during peak hours and other times it's fairly balanced.

During my site visit, I observed the vehicles approaching the drive-thru lane and was able to determine the level of noise occurring from the COD unit. Having walked along the public footpath and remained stationed whilst customers placed the orders (*between the restaurant and properties on Bevington Close*), it was clear that the only noise which could be heard was the running engine of the vehicles. The properties on Bevington Close are set further (approximately 20 metres plus) with fencing and high level trees in between which act as a barrier, thus the noise levels would not be significant to harm the residential amenity. Most the noise is generated from Trafalgar Street & Burnham Gate junction which is expected, as these are both busy roads and the main gateway leading to the Town Centre.

Adequate car parking space remains available and continues to comply with the car parking standards.

### Policy E24

Three sets of double triple free standing signage displaying the menu would be placed to either side of the COD. The existing double triple sign would remain in place. These of identical size and design and are considered to be acceptable.



The height restrictor would be removed from the existing position and moved further along. The size and design would remain the same.

The overall signage appearance and colour scheme is acceptable and in keeping with the other McDonalds signage.

In conclusion the proposal does not harm the amenity of the nearby occupiers or harm the environment of the surrounding sites. The development is considered to be suitable in terms of its layout, access and parking.



Proposed drive thru-lane



McDonalds

Bevington Close

Public footpath

**Recommendation:**

Providing Environmental Health do not raise any concerns, the application be approved subject to the following conditions and any required by Environmental Health.

**Conditions:**

1. The development must be begun within three years of the date of this decision.
2. The development hereby approved shall be carried out in accordance with drawing No's: **4587\_1126\_0004 B** and **4587\_1126\_306**

**Reasons:**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004
2. For the avoidance of doubt and in the interest of proper planning.

AA

15/07/2011