Cafeteria adjacent Groby Fish Bar
1, Newtown Linford Lane, Groby, Leicester LE6 0EA
Planning Consent Ref. 05/00621/COU refers

Planning Application to vary Condition 3 of approval 05/00621/COU.

Statement in support of application (revised application dated 14.12.2007)

1 This application is to provide for an extension to the opening hours, and to make minor internal adjustments to the floor area of the approved cafeteria, which will be operated in conjunction with the fish bar.

2 Condition 3 of the approval provides opening hours of 12.00 noon to 8.00pm. Monday to Saturday. The current application to vary Condition 3 seeks to increase the opening hours to 07.00am to 8.00pm Monday to Saturday. The additional morning hours will provide a service not currently available in the village. The Fish Bar currently has opening hours of 12.00 noon to 14.00 and 17.00 to 22.30 hours Monday to Thursday and 12.00noon to 14.00 and 17.00 to 12 midnight Friday and Saturday.

3 From market appraisal it is anticipated that the level of customer take-up at any one period will not require the number of covers as indicated on the approved application, and therefore this application provides for a reduction in the floor area of the cafeteria from 38.0m2 to 18.5m2 which is now proposed. This would also reduce the potential level of traffic movements that was anticipated at the time of the application for the current approval.

4 This research also indicated support for longer opening hours to provide a service and a meeting place to serve all sections of the community. This service would allow for breakfasts, morning coffee, and snacks in an environment not provided elsewhere, in close proximity to the village centre shops, post office, library, village hall etc. The type of refreshments served during the cafeteria opening hours when the fish bar is closed will be typical of the following:-

Sandwiches, filled rolls, cakes confectionary
Tea, coffee, non-alcoholic soft drinks
Filled hot rolls, baguettes, toasted sandwiches, soups, jacket potatoes,
Meals which require limited cooking, ie. bacon, egg. Sausage beans, pies etc.

This service may also help to contribute to a reduction of small informal groups of young people who tend to meet in areas around the village centre and to reduce the level of anti-social behaviour and litter associated with these groups.

5 The additional opening hours will also help to make the enterprise a financial success and allow the service to operate effectively throughout the day, providing a beneficial asset for the community. The restricted opening hours of the existing consent has to-date, prevented the implementation of the cafeteria approval, creating a vacant property which could be put to a productive use.

6 The application also seeks to confirm minor internal alterations to the ground floor plan as approved, to provide a small separate storage area and to retain the side door to the store (with replacement obscure glazing), which will provide additional protection to the adjacent residential property.

14.12.2007