

NORTH DEVON COUNCIL
Strategic Development and Planning
Lynton House
Commercial Road
Barnstaple
EX31 1DG



TOWN AND COUNTY PLANNING ACT 1990

PRE-APPLICATION ENQUIRY RESPONSE

Applicant: Licensing Team	Application No: ENQ/0453/2020
Address:	Application Type: Pre Application Enquiry
Agent: Licensing Team	Date of Registration: 2 January 2020
Address:	Date of Decision: 10 January 2020
Proposal: Licensing Enquiry	
Location: Unit 2 Hele Business Park Witheridge Place Ilfracombe Devon EX34 9RA	

Thank you for your enquiry which was received on the 2 January 2020. I understand the applicant seeks the grant of a premises licence at Unit 2 Hele Business Park in order for the occupier to sell alcohol to be taken from the premises or consumed on the site and to supply alcohol for both purposes Monday through to Sunday from 10.00hrs to 23.00hrs.

Unit 2 Hele Park currently has a use class within classes B1, B2 and B8 (research, light industry, general industry and storage and distribution) which was granted as per application 15113 in April 1992. There have been no subsequent request to change this use class and the applicant would need to seek planning permission to change this use to include the use as a retail shop (use class A1) and the further proposed use as a drinking establishment (use class A4).

I would have concerns however, that the additional traffic using the site to attend the retail facility and/or drinking establishment will have an impact upon other users of the site as parking is limited and the access/egress to and from the site from Watermouth Road is particularly hazardous. This is due to the nature of the angle of the access road to the main route and the application is likely to generate additional traffic and highway safety would be a concern.

North Devon and Torridge Local Plan 2001 – 2031 adopted in October 2018 has been considered, policy DM20 sets out a sequential approach regarding proposals for town centre uses. As the proposal is to change the use of premises outside of Ilfracombe Town centre the applicant would need to demonstrate that the premises is well connected to the main centre with adequate public transport links and walking and cycling routes. In

additional the applicant would need to demonstrate that there are no other suitable available sites in the town centre or closer to the edge of town.

The applicant can test this advice by submitting and paying for a pre-application enquiry, in the first instance which will enable Planning to consider the proposal and offer advice accordingly.

I trust this answers your query. If you require further assistance, please do not hesitate to contact me.

Mrs B. Coles
Case Officer