

Design & Access Statement

Park Lane Service Station, 97 Park Lane, Bedhampton, PO9 3HQ. –

Application to remove a licensing condition.

Park Lane Service Station is a privately owned and operated independent forecourt business trading under the name of Ironmoor Limited. The business had been purchased from BP Oil PLC by the applicant around 2015.

This application is to permanently extend the current temporarily permitted trading hours of 24 hours a day for shop and fuel trading. The previous trading activity was from 06.00 hours until 23.00 hours (shop) and 06.00 until 24.00 hours (fuel).

A planning variation of condition application was first granted 24th July 2015 (APP/15/00633) for 24 hour trading, with conditions. One of the conditions, (no. 1), stipulated that a twelve month trial period would be granted expiring on the 7th August 2016 to assess any adverse impact on local residents. Unless any further applications were submitted the extended trading would be discontinued permanently after the twelve months.

Due to management changes within the business during 2015/2016 it had not been practical to commence 24 hour operations. Therefore a further planning application was made and subsequently granted on the 23rd August 2016 under the same planning reference for a further one year temporary permission until the 1st September 2017. No additional conditions were added other than one concerning a recently granted night serving hatch.

Trading 24 hours duly commenced on the night of the 7th November 2016 and still continues to the date of this application. No noise or other related complaints have been identified by staff, customers or residents during the new trading times throughout the trial period.

Enquiries were made of Havant Environmental Health department to ascertain whether any problems or complaints had been reported to them. Appendix 1 details the response from Mr Jonathan Driver Environmental Control Officer for Havant local authority. Mr Driver confirms no nuisance associated with the site has been reported since 2011 up to the date of the email – 8th August 2017.

Mr Driver also requested evidence of 24 hour trading should a planning application be made to confirm 24 hour trading was actually occurring. I have forwarded to Mr Driver just the shop Epos till data evidence for the months of November 2016 until July 2017 and also for the 1st to the 14th August 2017 inclusive. Due to the commercial sensitivity of the information, I have requested Mr Driver treat the information confidentially and not to allow it in the public domain although he may share the data with appropriate local authority parties in connection with this planning application.

RB Retail & Licensing Services Limited has analysed the data and can summarise the use as follows for the period identified above:

- The percentage of trade, as expressed in customer visits (who purchased goods from the premises) between 06.00 hours and 23.00 hours was 97.26%.
- The percentage of trade, as expressed in customer visits (who purchased goods from the premises) between 23.00 hours and 06.00 hours was 2.74%.

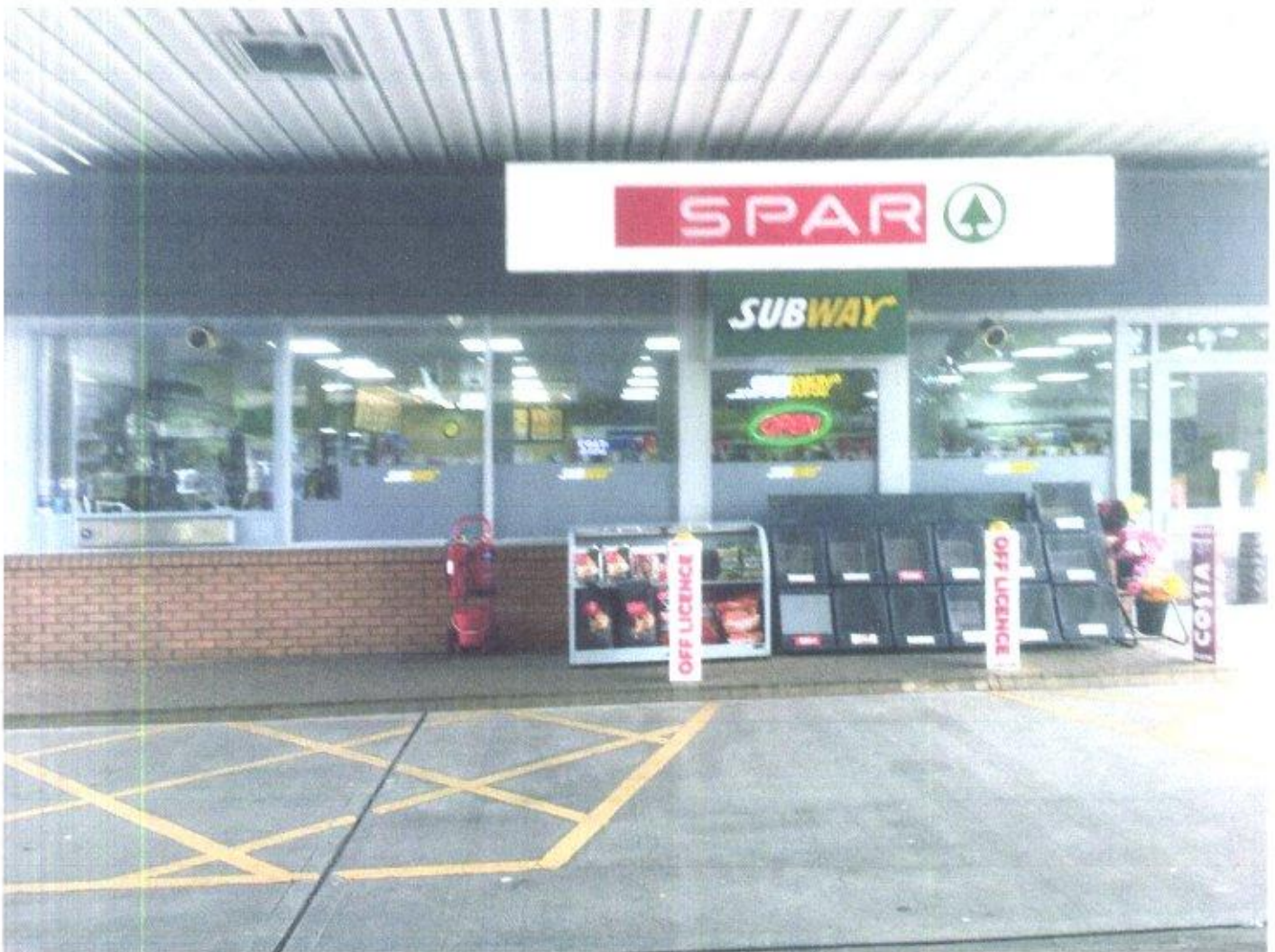
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- Over the 40 week period the average number of customers served per hour between (23.00 & 06.00 hours) was just over four. The average figure anticipated in the design and access statement from 2015 was expressed as "a handful of customers per hour".

The conditions on the current permission were first proposed following a site meeting with the Police and developed during later conversations. Should this application be successful the applicant is content for existing conditions 2-5 inclusive to remain on any permanent permission.

The main justification behind this application is site security, however with enhanced security there is cost and therefore allowing the store to trade 24 hours provides an income to help fund the additional staff & overhead costs required as well as provide a service and amenity to local people.

The existing site shop frontage – Post refurbishment:



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Recently installed Night pay window:



End