

Avebury Parish Council
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Tel 01672 861424

Ms Jennifer Allen
Development Services East Area
County Hall
Bythesea Road
Trowbridge
BA14 8JN

5 March 2016

Dear Ms Allen

**The Coach House, High Street, Avebury SN8 1RF: Change of use to fast food outlet:
16/00736/FUL**

The Parish Council considered this application at its meeting on 1 March 2016.

The Parish Council is aware that the Coach House stands in a very sensitive position within Avebury Henge. The World Heritage Site Management Plan 2015 is a material planning consideration. Policy 1d states that '*Development which would impact adversely on the WHS, its setting and its attributes of OUV should not be permitted*'. The applicant is a signatory to the Plan.

The Parish Council believes any development in this location should achieve world class standards in line with the ethos of an internationally important World Heritage Site. The Parish Council wishes to see the Coach House brought into a productive use that meets such standards, and believes that the applicant should engage in a process of local consultation to help produce a successful result.

The following issues are relevant:

1. The proposed development is an intensification of the use of the property.
2. The WHS Management Plan 2015 aims to avoid concentrating visitors in the centre of the Henge by dispersing them to other parts of the World Heritage Site. The proposal runs directly counter to this objective.
3. The fast food outlet would represent a significant increase in the commercialisation of the centre of Avebury. This commercialisation would impact on almost all visitors to Avebury, and on residents and others during most opening hours.
4. No evidence has been offered on increases in demand for fast food and drink in this location, or on the need for a fast food outlet at the Coach house.
5. Litter significantly detracts from the Outstanding Universal Value of the WHS, and from the amenity enjoyed by visitors and local people. The Design and Access Statement says that food will be served in take-away containers with non-reusable crockery. Such take-away containers and crockery will inevitably become a source of litter and are likely to become a major problem, especially in busy periods. The applicant makes no

provision outside the outlet for litter collection of discarded take-away fast food containers. Such litter will be time consuming and expensive to collect, or not collected at all. Recommendations by Wiltshire Council's Waste Management Services address the collection of waste from the Coach House, but do not address the need for street cleaning and daily collection of litter.

6. The provision of take-away containers and non-reusable crockery represents poor sustainability practice. Even if some environmental savings may be made in avoiding some dish-washing processes, a 'throw away' image detracts from world class standards in the centre of a World Heritage Site. The Parish Council is not aware of take-away fast food outlets in the centre of other World Heritage Sites internationally.
7. The outlet will attract passing trade from motorists. Additional parking and congestion will be caused in this central location in the village, and the grass triangle opposite the Coach House is likely to be further damaged and its geometry compromised.
8. The proposal may take trade away from local voluntary initiatives, such as 'Teas for Tourists', to the detriment of community causes and organisations.
9. Take-away hot fast food would require Class A5 permission, whereas the application appears to be for Class A3 use as a café. If take-away hot fast food will be provided then the current application for Class A3 use should be refused. Any later application for Class A5 use would be a very significant intensification of use and should also be refused.
10. Cooking odours and noise from ventilation systems will arise from the outlet.
11. The public lavatories beside the proposed fast food outlet are in a very poor state and are not included in the application. Any application should provide for them to be upgraded.
12. It is not clear if opening times are limited from March to October (Design and Access statement), or all year round (Section 20 of application form).
13. It is not clear whether the outlet will be open six or seven days a week (see sections three and 20 of the application, or the Design and Access Statement).

Given the sensitiveness of the location and the unknown consequences of the proposal, the Parish Council objects to the proposal on the above grounds.

The Parish Council has requested Cllr Jemima Milton to call in the application.

The Parish Council believes that the Coach House should be brought into productive use and would welcome the opportunity to help develop a proposal that was in keeping with this important site.

The Parish Council requests that if any consent is given it is limited to a 12 month experimental period and that a review is then held by all interested parties.

Yours sincerely

Liz Moore – Clerk to Avebury Parish Council