Application Number: ADC/0500/07 **Recommendation – Temporary permission**

Site: **Ka$ino Leisure, 157 South Street, Lancing BN15 8BD**

Proposal: **Relaxation of condition 1 of planning permission ADC/0143/06 to allow opening hours of 8-30am- 9pm**

The Application

The application site is the 'Ka$ino Leisure' arcade located on the eastern corner of the mini-roundabout junction of South Street with Brighton Road, opposite Beach Green. The site received temporary permission for use as an amusement arcade under L/105/05 with hours of opening restricted to between 8.30am to 7pm daily. This permission was renewed permanently under ADC/0143/06 with the same restrictions.

The present application seeks permission to extend the opening hours until 9pm daily which the applicant states would be more in line with the opening times of other arcades in the wider area.

Consultations and Representations

Sussex Police: No objection stating that no nuisance has materialised from its usage during the current opening hours.

Director of Services: The EHO has no objection.

Lancing Parish Council: Request a temporary permission for a period of one year.

Third Parties: 4 letters have been received.
Flat 6, East Lodge raise no objection as there has been no disturbance during current opening hours.
Flat 3, 103 Brighton Road suggest a temporary permission is applied.
No.93 Brighton Road object on grounds that patrons park on the street/pavement as opposed to in the car park opposite, thus blocking access to local residences. They are of the opinion that extended hours will exacerbate this and could cause further unknown problems.
174 South Street raise objection without specifying a reason.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE9, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AS1, AE5-6
PPS1 'Delivering Sustainable Development' (ODPM 2005)

PPS6 'Planning for Town Centres' (ODPM 2005)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

The business is located on a corner site just within the southern edge of the designated shopping area where Local Plan policies AS1 and AE5-6 seek to protect the viability, character and vitality of the shopping centre and refer to a requirement for no loss of amenity to nearby residents.

Residential amenity

The main concern with this application is the impact the extended opening hours would have on the residential amenities of nearby properties. Residential units are sited above and alongside the site.

The planning permission granted under ADC/0143/06 for permanent use as an amusement arcade required by condition that the opening hours should be restricted to 7pm. This was recommended by Sussex Police and the Council's EHO in order to discourage the late-evening gathering of youths outside the premises and the disturbance they would cause local residents. Since the premises have been operating, there have been no recorded problems of disturbance and no letters of objection have been received on these grounds.

Nevertheless, it is considered that disturbance from youths or patrons attracted by the later opening hours could still occur. Owing to the proximity of residential units, a temporary permission for one year is recommended in order to provide a trial period and retain planning control.

Access and parking

The only specific objection raised concerns the parking situation but it is not considered that this would be a sufficient reason to refuse an application relating only to a proposed extension of opening hours.

Recommendation

APPROVE for the reason:-

The proposal would provide additional recreational facilities in an easily-accessible site in the centre of Lancing, close to public transport, and accords in principle with policies AS1/AE6 of the Adur District Local Plan and NE9 of the West Sussex Structure Plan. Owing to a degree of uncertainty as to the effect on nearby residential properties, however, it is considered necessary to grant a temporary permission in the first instance to provide a trial period and retain planning control, having regard to the above policies.

Subject to: -

1. C1Diii (Temporary permission for additional hours expiring on 31 October 2008) (amended)
2. C14L (Premises shall not be open for use except between the hours of 8.30am to 9pm) (amended)

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