Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1219/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Straycats Youth Drop-In Centre
74 Ham Road
Worthing
West Sussex
BN11 2QY

PROPOSAL: Amendment to condition 5 and 6 of Planning Permission WB/02/00414/FULL and condition 9 of WB/01/00137/FULL to allow the performance of musical instruments on 6 occasions a year in addition to the activities approved in connection with the use of the property as a Drop in Centre for young persons.

LOCATION : 74 Ham Road Worthing

DATE REGISTERED 26th October 2007

APPLICANT : Straycats Youth Drop-In Centre

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Site plan, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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Dated : 3rd December 2007

Assistant Director (Planning Services)

Note: Your attention is drawn to the notes and advice overleaf.

2. The premises shall be used as a Drop-in Centre and only for the activities set out in the applicant's letter dated 18 February 2001. On up to six special days in any calendar year the premises may be used for holding musical events performed by members of the Drop-in Centre. The dates of these six special days (which shall only be Fridays or Saturdays) shall be agreed in writing with the Local Planning Authority at least one month before the proposed dates of the special occasions.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

3. No part of the premises shall be used for purposes within Class D2 of the Town & Country Planning Use Classes Order 2005 (or any Order revoking or re enacting this Order) including use as a public dance hall, disco or for any other function open to the general public. Only on the six special days agreed under Condition 2 of this permission shall the premises be used for musical events performed by members of the Drop-in Centre to an audience which may include the general public.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

4. The premises shall only be open from 9.00 am to 9.00 pm Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays. On the six special days agreed under Condition 2 of this permission, the premises shall be open until 10.00 pm.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

5. The use of the premises for the holding of musical events performed by members of the Drop-in Centre as set out in Condition 2 of this permission shall not be carried on unless and until sound insulation and noise mitigation measures, to include the installation of a tamper-proof noise limiting device, have been carried out to the satisfaction of the Local Planning Authority. The tamper-proof noise limiting device shall be set at a level to be agreed in writing by the Local Planning Authority and shall thereafter be maintained at the agreed level and not subsequently altered or removed.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

6. Conditions 2, 3, 4 and 8 of planning permission WB/01/00137/FULL shall also apply to this permission.

   Reason: For the avoidance of doubt.

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WB/07/1219/FULL

INFORMATIVES

1. Due and careful consideration has been given to the third party representations received. However, having regard to current Government Guidance, and the saved policies contained within the Worthing Local Plan and West Sussex Structure Plan 2001-2016, and subject to suitable safeguarding measures being in place, the additional use of the premises on up to six days per calendar year can take place without causing unacceptable harm to the amenities of neighbouring residents.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

H18 - Amenity of Residents
RES7 - Control of Polluting Development
S12 - Ground Floor Uses in Non Core Areas of District and Neighbourhood Shopping Centres
SC1 - Facilities acceptable in District and Neighbourhood Centres

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
LOC1 - Locational strategy
NE11 - Community facilities and services
NE12 - Leisure, cultural and tourism facilities

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.