Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0011/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE MANAGEMENT ORDER) 2010

Mr Ian Woodward-Court
Plainview Planning Ltd - The Courtyard
30 Worthing Road
Horsham
West Sussex
RH12 1SL

PROPOSAL: Change of use from restrictive Dental Practice (class D1) to Child Contact Centre (class D1)

LOCATION : 34 South Street Tarring Worthing

DATE REGISTERED 14th January 2011

APPLICANT : Mrs Melanie Stanton

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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 five 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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[redacted]

Dated : 21st March 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Drawing titled SITE PLAN dated and deposited 14th January 2011
   Drawing titled Proposed Ground Floor Plan dated and deposited 16th March 2011

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. The use hereby permitted shall be used for a child contact centre and for no other purpose (including any other purpose in Class D1 of the schedule to the Town and Country Planning (Use Classes) Order, 1987 and as subsequently amended.

   Reason: To retain an active commercial frontage and character within a protected shopping area and in the interests of safeguarding the amenities of neighbours and adjoining land uses.

4. The use hereby permitted shall not be operated and/or activities associated with it take place, except between the hours of 9am and 6pm each day Monday to Saturday (and there shall be no external illumination on the premises except between the above-mentioned hours).

   Reason: In the interest of safeguarding the amenities of neighbours and adjoining land uses.

5. The reception room as shown on the plans hereby approved shall make provision for a display area at the window facing onto South Street, and such an area shall be retained at all times thereafter.

   Reason: To retain an active commercial frontage and character within a protected shopping area.

6. Except in the event of emergencies and necessary works at no time shall any of the outdoor space within the land edged in red on the plans hereby approved be occupied by any person associated with the use.

   Reason: In the interest of safeguarding the amenities of neighbours and adjoining land uses.

7. Except in the event of emergencies only the front door facing onto South Street shall be used to enter and exit the premises. The external door to the contact room and the gate to the yard outside of the contact room shall both be fixed shut except for use in an emergency and on trade waste collection days, and retained as such at all times thereafter.

   Reason: In the interest of security and to safeguard the amenities of neighbours and adjoining land uses.

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8. No trade waste shall be stored on the site unless within the secured yard outside of the contact room.

   Reason: In the interests of security and to safeguard the visual amenity of the surrounding area.

INFORMATIVES

1. Reason for Approval

   The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It would also provide a service to the local community. It can take place without resulting in unacceptable detriment to the protected shopping area, the amenities of neighbouring properties, and without detraction from highway safety. It would consequently not conflict with Worthing Core Strategy Policies 3, 4, 11, 16, the relevant saved Policies BE1, H18, TR9, RES7, RES9, TR9, H13, S11 and SC1 of the Worthing Local Plan and the South East Plan Policies SP3, SCT1, SCT2, BE1, NRM10, CC1, CC6, RE3, RE6, T4 and SCT3.

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.