Development Management - Delegated Officer Report

Application Number: AWDM/0435/21 Recommendation – Approve

Site: 14A High Street, Shoreham-By-Sea

Proposal: Change of Use from Beauty Salon to cafe and hot food takeaway (Mixed Use E and Sui Generis)

Date of site visit: 23 March 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is on Shoreham High Street, within the Conservation Area. It was formerly in use as a beauty salon (sui generis) and permission is sought to change its use to a cafe and hot food takeaway (mixed use Class E and sui generis).

No external changes are proposed to the building. The floor plans show a counter and display area with a table and seats on the ground floor with additional seating on the first floor.

The applicant has explained that she does not plan on doing any primary cooking at the premises. She owns another property in Hove where the cooking will take place and it will be reheated on site in Shoreham. As a result there is no need for an extraction flue.

Relevant Planning History

None relevant

Consultations

West Sussex County Council: The **Highways Authority** has no objection. No vehicular access associated with this site. The LHA does not anticipate that this proposal would give rise to a significant material intensification of movements to or from the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern. No parking is associated with this site, which is the existing arrangement. Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place nearby prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a severe highway safety concern, nor give rise to any parking capacity issues. The LPA may wish to consider the potential impacts on on-street

parking from an amenity point of view. Weight is given to the fact the site is situated in a sustainable high street location, within walking distance of public car parks and public transport connections. The site also benefits from public cycle parking on the footway fronting the site.

Adur and Worthing Councils: The **EHO** has no objection.

Representations

ADCAG: The initial reaction of members was to question whether there is the necessity of yet another food takeaway in the High Street. If so the revised internal layout is not a problem. However, there are no details of the external changes which are to be made which would either enhance/impact on the conservation area. Therefore, ADCAG will require full details thereof which will be necessary prior to members making any recommendation.

Relevant Planning Policies

Adur Local Plan 2017 Policy 11, 15, 17, 27
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises a change of use from a sui generis use to a cafe/takeaway use. The site lies within block 5 of the primary shopping area. Policy 11 of the Local Plan states that within such areas the following uses are acceptable:

- A1 (shops)
- A3 (food and drink) and appropriate D1 (non-residential institutions) uses where there is a long term vacancy (normally a minimum of 1 year) and reasonable attempts have been made to sell or let the premises for A1 use.

Any other uses will be resisted.

The use classes have recently changed to a wider ranging Class E which includes shops and restaurants (formerly Classes A1 and A3) but excludes hot food takeaways (sui generis).

In this case, there will be no loss of retail as the previous use was sui generis. The proposal will introduce a Class E cafe use with takeaway and it is considered that such a use is appropriate and acceptable in the High Street. It is not considered that it will harm the primary function of the High Street and it will add to the interest and activity in the street. The use is therefore considered to be acceptable in principle.

Visual amenity

There are no external changes proposed and no adverse impact on the appearance of the Conservation Area as a result.

Residential amenity

The use is not considered to cause harm to residential amenity. No primary cooking will take place on site and the opening hours sought will see the premises closed by 9pm. No harm is expected.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Opening hours 9am-9pm Monday-Saturday, 11am-5pm Sundays and Bank Holidays

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	Peter Barnett	Date: 19 April 2021
Authorised by:	Gary Peck	Date: 19 April 2021