WORTHING BOROUGH COUNCIL

Mr Tommy Cairns
Three Percent Ltd
113 South Street
Tarring
Worthing
BN14 7ND

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0874/25

Details of Development
AMENDMENT TO APPROVED APPLICATION AWDM/1079/20 (FOR PARTIAL CHANGE OF USE FROM A1 (RETAIL) TO A4 MICRO-PUB; INTERNAL RECONFIGURATION TO INCLUDE ACCESSIBLE WC, COLD ROOM, COUNTER SPACE AND BARBERSHOP). AMENDMENTS TO INCLUDE, EXTENDED OPENING HOURS, USE OF TELEVISION, PRE-PREPARED FOOD PROVISION. PROPOSED NEW CANOPY OVER EXTERNAL SEATING AREA, PROVISION OF LIVE ACOUSTIC MUSIC WITHIN PREMISES AND PARKING FOR MOBILE CATERING VAN WITHIN THE FORECOURT. PART RETROSPECTIVE CONSENT FOR RETENTION OF CANOPY OVER EXTERNAL SEATING WITHIN THE EXISTING LICENSED AREA.

Location of Development
SALVINGTON HILL STORES SALVINGTON HILL WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 7th July 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Head of Planning & Development
02/02/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
SITE PARKING & ACCESS PROPOSED	P10	15.09.2025
NOISE MANAGEMENT PLAN	V2	30.01.2026
DESIGN & ACCESS STATEMENT		07.07.2025
SITE LOCATION PLAN	P01	07.07.2025
SITE BLOCK PLAN	P02	07.07.2025
SITE PARKING & ACCESS EXISTING	P03	07.07.2025
SITE PARKING & ACCESS PROPOSED	P04	07.07.2025
GROUND FLOOR EXISTING	P05	07.07.2025
GROUND FLOOR PROPOSED	P06	07.07.2025
ELEVATIONS EXISTING	P07	07.07.2025
ELEVATIONS PROPOSED	P08	07.07.2025

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

03. The car parking spaces, for general parking, residents parking and mobile food van/vehicle parking, as detailed on drawing numbers: P04 and P10, to serve the development hereby approved, shall be retained at all times for their designated purpose.

Reason: *To provide parking space for the use.*

04. The premises shall not be open for trade or business except between the following hours:-

a) in respect of the Micropub, 07.30hrs and 11.00hrs Monday - Saturday and 08.00hrs and 12.00hrs Sunday and Bank/Public Holidays for non-alcoholic sales, and 11.00hrs and 22.00hrs Monday - Wednesday, 11.00hrs and 23.00hrs Thursday - Saturday and 12.00hrs and 21.00hrs Sunday and Bank/Public Holidays for all sales.

b) in respect of the Village Shop, 07.30hrs and 22.00hrs Monday - Wednesday, 07.30hrs and 23.00hrs Thursday - Saturday and 08.00hrs and 21.00hrs Sunday and Bank/Public Holidays.

c) in respect of the Barbershop, 09.00hrs and 19.00hrs Monday - Friday, 08.30hrs and 17.00hrs Saturday and 08.30hrs and 17.00hrs Sundays.

d) in respect of the external seating area, between the hours of 11.00hrs to 21.00hrs Monday to Saturday and 11.00hrs to 18.00hrs Sundays and Bank/Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring residential properties having regard to policy DM5 of the Worthing Local Plan.*

05. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (as amended) (or any order revoking and re-enacting that Order with or without modification, or any Statutory Instrument revoking and re-enacting that Order with or without modification), the premises shall be used only as a mixed use of retail, hairdressers and micro-pub, (including parking for mobile food vans, as specified in condition 14 of this consent) as described in the supporting material submitted with the application and for no other purpose including as a general drinking establishment, except by grant of a separate planning permission by the local planning authority.

Reason: *In the interest of residential amenity having regard to Policy DM5 of the Worthing Local Plan.*

06. At all times, other than during live music performances, only unobtrusive ambient/background music and television shall be played within the premises during opening hours. For this purpose the television and ambient/background music noise level shall not exceed 75dB (LAeq15min) anywhere 1m from any speaker inside the premises.

Reason: *To safeguard the amenities of the occupiers of nearby properties having regard to policy DM5 of the Worthing Local Plan.*

07. Open drinks are only permitted inside the premises and outside within the designated external seating areas in accordance with the specified opening hours for these areas and are not permitted beyond the external seating area or on the public pavement at any time.

Reason: *To safeguard the amenities of the occupiers of nearby properties having regard to policy DM5 of the Worthing Local Plan.*

08. Prominent, clear signage shall be displayed at all exits requesting that customers leave the premises quietly and have consideration for neighbours.

Reason: *To safeguard the amenities of the occupiers of nearby properties having regard to policy DM5 of the Worthing Local Plan.*

09. Other than as required for normal access, doors and windows to the bar/seating area shall be closed after 21:00hrs daily and at all times during live music or television broadcasts.

Reason: *To restrict noise escape and to safeguard the amenities of the occupiers of nearby properties having regard to policy DM5 of the Worthing Local Plan.*

10. No fruit/gaming machines are permitted on the premises. Television broadcasts shall only be permitted inside the micro-pub and are not permitted outside at any time.

Reason: *To adhere to the micro-pub concept and to safeguard the amenities of neighbouring occupiers having regard to policy DM5 of the Worthing Local Plan.*

11. Disposal and waste collection of bottles is permitted between the hours of 07:00 and 20:00 only.

Reason: *To safeguard the amenities of neighbouring occupiers having regard to policy DM5 of the Worthing Local Plan.*

12. There shall be no primary cooking on the premises (other than for non-extract heating of pre-prepared items and pre-packaged snacks).

Reason: *To safeguard the amenities of nearby residential occupiers in accordance with policy DM5 of the Worthing Local Plan.*

13. Live music shall only be permitted inside the premises on Friday, Saturday, Sunday and Bank/Public Holidays and shall at no time take place outside (within the external seating areas or outside the building). Live music shall be limited to acoustic, non-amplified music only and no drums or bass are permitted. Live music is only permitted between the hours of 12.00hrs to 21.00hrs Friday & Saturday and 12.00hrs to 18.00hrs Sundays and Bank/Public Holidays. Doors and windows are to remain closed, except for access and egress during the performance.

Reason: *To safeguard the amenities of nearby residential occupiers in accordance with policy DM5 of the Worthing Local Plan.*

14. The parking of any mobile catering/food van/vehicle on site, is only permitted between Thursday and Sunday and on Bank/Public Holidays and shall not exceed 4 times in any week. Trading from these vans/vehicles shall cease at 21:00hrs Thursday to Saturday, and at 18:00hrs on Sundays and Bank/Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To safeguard the amenities of nearby residential occupiers in accordance with policy DM5 of the Worthing Local Plan.*

15. The details set out in the Noise Management Plan titled 'The Refreshment Rooms', dated 30th January 2026, shall be adhered to at all times when the premises is open for business.

Reason: *To safeguard the amenities of neighbouring occupiers having regard to policy DM5 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. For the purposes of condition 12, 'non extract heating' means heating of pre-prepared food, where such heating does not require the use of air extraction apparatus, systems of vents at the premises.

03. The Local Planning Authority encourages the applicant to promote the use by customers of sustainable travel modes such as cycling and walking.

04. The applicants are reminded that the requirements of conditions 6 -11 and 13 -15, in relation to the management of noise and use of outdoor space, shall be actively monitored and adhered to at all times.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).