Development Management – Delegated Officer Report

Application Number: AWDM/1798/17 Recommendation – APPROVE

Site: 17 North Road, Lancing, West Sussex

Proposal: Change of use from Use Class A1 (shop) to D1 well-being Centre.

Date of site visit: 04.12.17

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a vacant, ground-floor retail unit. The shop unit is a 3 storey middle of terrace building within the central shopping area of Lancing on the west side of North Road. The railway station is to the south of the site. The unit was previously functioning as a charity shop. At the time of the site visit it was vacant and being marketed. The adjacent unit to the north was also vacant at the time of the site visit.

The site is within the main shopping area of Lancing. Policy 9 of the Adur Local Plan is relevant here. The site is designated in the Local Plan as being within the primary frontage of Lancing Village centre.

There is a mixed use of units within the shopping street, with retail shops, takeaways, cafes, banks, estate agents, a pottery studio, nail salon and Post Office.

Proposal

Permission is sought for a change of use from Use Class A1 (retail) to a D1 well being centre. The applicants have provided an abundance of information to explain the nature and function of the proposed use.

To summarise it is proposed that the applicants will offer treatment services to the local and wider population. This would initially include acupuncture, counselling, cancer counselling, counselling to children and young people, coaching, mindfulness training etc. There would also be other treatment specialities including physio, osteopathy in the treatment rooms. The applicants envisage that such a service would be very likely to draw people into Lancing from outside areas bringing further business opportunities and revenue.

It is proposed that an active shop frontage will remain making use of the existing shopfront. Additional drawings have been received which show a fascia sign, and information display panels to be placed inside the windows. Window film is also proposed to be used giving treatment room details. The shop unit is shown to be

divided into 2 treatment rooms and a counselling room with a kitchen and toilet. A reception area is proposed adjacent to the front entrance.

Consultations:

WSCC: Highways Authority: -

No objection

The proposal to change the use of the existing vacant shop (A1) into a well-being clinic (D1) has been considered by WSCC as the Local Highway Authority. No objection is raised subject to any conditions attached.

The site is located on North Road, the main high street in Lancing, and access would be on foot as the entrance is directly onto the public footpath. There are a number of car parks within the town centre which can be used, but as the site is also in a location close to bus and rail services, there is scope for travel to the site in a sustainable way.

The business would have two treatment rooms and one counselling room so it could be assumed that at any one time the clinic could have 6 people using the site (3 in treatment and 3 in waiting).

Considering its town centre location, and close proximity to sustainable transport links WSCC raise no objection.

Environmental Health:

There are no adverse Environmental Health comments regarding the above application.

Representations:

None received.

Relevant Planning Policies

Adur Local Plan 2017: Policies 9, 15
Lancing Vision
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Principle of Proposed Use

The proposal use falls into use class D1 (non-residential institutions. Policy 9 of the Adur District Local Plan seeks to strengthen the shopping area along North Road by restricting non-retail uses. It states that within the primary frontage acceptable ground-floor uses will comprise Class A1 (shops). Class A3 (food and drink) and A4 (drinking establishment) and Appropriate D1 (non residential institutions) uses will be considered where there has been a long period of vacancy and reasonable attempts

have been made to let the premises for A1 use. In this case, the premises were vacant at the time the applicant submitted a pre application enquiry in Oct 2017 and the site has been actively marketed by a local estate agent during this time. It was previously a charity shop.

While not vacant for a particularly long period, the nature of the proposed use will give rise to additional visitors to the commercial area. It is a sustainable town centre site with local public transport links. The proposed use will contribute to the diversity within the commercial area. It is therefore considered that the use can be supported in accordance with Policy 9 and within the context of the site and surrounding locality.

The proposed use will broaden the offer of the shopping centre and enhance vitality. The active frontage will be retained may attract people and add life and interest to the shopping street.

A condition is attached to restrict the D1 use to the well being centre as described and not to any D1 use which may not be appropriate in this town centre locality.

Visual Amenity

With regards to visual amenity the proposed use will not give rise to a significant change here. An active frontage will remain at the premises which will contribute to the vibrancy and vitality of the shopping area. A new fascia sign is proposed also to support the forthcoming business.

Residential Amenity

The proposed hours of use are shown on the application forms as being 09.00 and 19.00 hrs on Monday to Friday and between 9:00 and 17.00 on Saturdays. The business is not proposed to be functioning on Sundays or Bank Holidays. Although the proposed use would operate outside normal shop opening hours (slightly later being until 7pm) there are other businesses such as takeaways and restaurant outlets along North Road that operate later into the evening. The proposed use would broaden the early evening offer in the town centre and subject to control of the proposed hours as stipulated would be unlikely to give rise to any significant noise or disturbance for any occupiers of adjacent residential accommodation.

Recommendation

APPROVE subject to conditions

1. Approved plans
2. Standard time limit
3. Hours of operation 0900-1900 Mon-Fri; 0900-17.00 Sat; The premises shall be closed on Sundays and Bank Holidays.
4. Premises shall only be used for D1 use as a wellbeing centre as described in the supporting statement accompanying the application dated 28th November 2017and not for any other use or purpose.
5. An active shop frontage shall remain at the premises at all times.

Informative

1. Approved with no amendments

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

Case Officer: Hannah Barker Date: 16th January 2018

Authorised by: Peter Barnett Date: 17 January 2018