Expiry Date - 09/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0328/24 **Recommendation – APPROVE**

Site: **13 Station Parade Tarring Road Worthing West Sussex**

Proposal: **Converting the fabric shop into a micro pub, Change of use from class E to Sui generis**

Date of site visit: 11/04/24

Neighbours checked: Y

Additional neighbour notifications: Y – 13A Station Parade and site notice displayed for the purpose of wider consultation.

Site and Surroundings

The site is located to the south side of Tarring Road within a small parade of shops, opposite West Worthing Train Station. The area is mixed use with business at ground floor and residential flats above and is identified as a Medium Scale Local Centre within the Worthing Local Plan. The ground floor is currently occupied by a retail fabric shop.

The property is within a small terrace of two storey buildings with shop fronts at ground floor, brick at first floor and a slate tile pitched roofs above. There is a lean to structure to the rear of the building and a garden beyond.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for change of use from a fabric shop (Class E) to a micro pub (*Sui Generis*).

The internal layout would be retained as existing other than for the addition of a cold room adjacent to the existing storage room. A bar, bench seating and tables would be installed to the interior and two toilets to the rear of the building. Access to the micro pub would be via the existing shop entrance at the front. There would be no changes to the existing separate access to the flat above. The rear lean to structure would be retained for storage only with no access for customers.

A bin store would be located to the rear of the building, accessible by staff only. There would be no customer access to the rear garden.

The proposed opening hours are between 2pm and 9.30pm Monday to Thursday, 12pm and 10pm Friday and Saturday and 12pm to 7.30pm on Sundays and Bank Holidays.

Rubbish disposal will be during daytime hours and all deliveries and collections will be between the hours of 8am and 6pm.

There will be no form of electronic entertainment, TVs, fruit machines, juke boxes or live music.

The application has been amended to remove the rear covered yard from customer access. This area will be used for storage only.

Relevant Planning History:

AWDM/1218/12 - Use of vacant retail shop as chiropractor's practice (D1) - Approved

AWDM/0257/12 - Retrospective conversion of shop with flat over to self-contained flat and lock-up shop, including alterations to shop front and new uPVC windows to first floor - Approved

11/0034/FULL - Provision of new recessed front entrance door for existing first floor flat – Approved

04/00667/FULL - Change of use of ground floor from class use A1 (retail) to class A3 (food and drink) hot food take away and installation of extraction system on rear elevation – Approved

Consultations:

Environmental Health - I would not be comfortable with the back storage space being used. It is South facing, so it will get hot during the summer, and it will become an uncomfortable and airless space for customers if left closed up. Should they open up the back, even a little bit to let air in and give customers a view of the garden, then customer noise is going to be directed out the back. This will combine direct sound from conversation and reflected sound off the hard surfaces. 12 people talking at a normal level (60dB(A)) would equate to 71dB(A) when added together. Granted not everybody will be talking at once but you only need slightly raised voices from one or two customers to match this figure. Then we add the reflected noise from the hard surfaces. Brick wall at the rear, brick wall of the West side, wooden wall on the East side, a concrete floor and a polycarbonate roof. All this will add at least another 3dB(A). Combined, we are looking at quite significant noise levels and the boundary to the nearest residential garden is approximately 4m from this storage space. We are considering people noise here, and this is more disturbing as we naturally tune in to conversation, it is hard to ignore.

I note the current applicant has no intention to play music or have any TVs etc. However, future users may wish to add this and I would recommend a condition prohibiting any live or recorded music on the premises.

I would recommend the following conditions:
-Opening hours in line with that expressed in the email sent 13/03/2024

-A Noise management plan is required

- The use hereby permitted shall not commence unless and until an insulation scheme for protecting the upper floor residential unit from noise has been submitted to and approved by the local planning authority. The scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB) for all floors. Following approval and implementation of the scheme, a test shall be undertaken. All works, which form part of the approved scheme, shall be completed before the use commences.

- Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area

Officer response: Following this advice, the rear covered yard area was removed from the proposal for customer seating and is now only proposed as storage space.

Private Sector Housing – No comment

WSCC Highways - This application seeks the proposed conversion from Fabric Shop (Use Class E) to Micro Pub (Sui Generis). The site is located on Tarring Road, a C-classified road subject to a speed restriction of 30 mph.

No vehicular access is associated with this site. The LHA does not anticipate that the proposed change of use would give rise to a significant material intensification of movements to or from the site.

No vehicular parking is associated with the site. As such, parking would have to be accommodated on-street or within nearby paid-for provision, as per the likely existing arrangement. The LHA would not anticipate that this would lead to a highway safety concern or parking capacity issue in this location. The site

is situated in a sustainable location that is well accessed on foot or by cycle, as well as by public transport.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Sussex Police - The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

The level of crime and anti-social behaviour in Worthing district is above average when compared with the rest of Sussex, so additional measures to mitigate against any identified local crime trends and site-specific requirements should always be considered.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

This planning application is seeking permission for a change of use from use from class E to Sui Generis at 13 Station Parade Tarring Road Worthing West Sussex.

The applicant and their partners are strongly advised to consult directly with the licensing team at Sussex Police before making plans for licensed premises serving alcohol or conducting other licensable activities at this site.

The Sussex Police Licensing Team may have some of their own requirements that they wish to be implemented into the premises before they are satisfied it meets licensing objectives on the day-to-day operation of the premises which is why it is extremely important the applicant contacts them.

To protect the premises out of hours consideration should be given to the siting of an intruder alarm.

Should CCTV be a consideration the following documents will be of assistance to the applicant:

- CCTV guidance for police requirements: HO (publishing.service.gov.uk)

- CCTV at Commercial Business https://www.gov.uk/can-i-use-cctv-at-my-commercial-premises

- CCTV | Search | Information Commissioner's Office (ico.org.uk)

I note that the proposed opening times will be:
Monday to Friday: Start Time: 14:00 End Time: 21:30 Saturday: Start Time: 12:00 End Time: 22:00 Sunday & Bank Holiday: Start Time: 12:00 End Time: 20:00.

I also note the following point as detailed within the supporting statement:

The very nature and ethos of a micropub limits any negative impact to the local community and residents by limiting opening hours, during the week the micropub would operate between 14:00 and 21:30. In addition the culture of a micropub encourages people to sit and converse with one another and as such there will be no music or televised sports during our opening hours. We will install sound insulation in the ceiling and sound absorption on the walls. We will discourage people from congregating outside and provide cigarette disposal away from the premises.

I do have some concerns about the amenity of the surrounding local residential community – so a degree of sensitivity will need to be shown to ensure that they are not unduly disturbed by patrons smoking outside and leaving the premises at closing time.

Finally, construction sites often suffer from theft, criminal damage, arson, and anti-social behaviour, all of which can have a major impact on completion dates and overall development costs.

The SBD Construction Site Security Guide 2021 is designed to be risk commensurate and provides advice on how to secure the site from the moment the hoarding goes up until the moment the development is handed over to the client or end user. The advice is based on proven crime prevention principles that are known to reduce criminal opportunity by creating safer, more secure, and sustainable environments. It applies to all construction sites regardless of their size and is intended for all staff including security personnel.

It is also recommended that contact is sought by the developer with local Neighbourhood Police Team (NPT) to establish good relations whilst the development is in the construction phase.

Further advice on construction site security can be obtained from the Secured by Design Website:
www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

Expiry Date - 09/05/2024

Representations:

Nine representations received, 6 in Support, 2 objections, 1 neutral:

Neutral

We do not have a problem with the proposal as of the drawings as long as there is no plans to put in a beer garden or outside area as this will directly affect the uses of our garden.

Objections

Noise, disturbance, traffic and smells; Very limited parking already for residents and shopkeepers/customers. Noise & disturbance from outside the front /congregation of people smoking/drinking and taxi's predicted double parking outside causing obstructions. Glasses/cigarette butts and general litter outside. No peace for residents with proposed opening hours being every day.

Loss of Privacy; Huge loss of privacy/peace and quiet in our back garden 7 days a week if a back outside area 'covered & enclosed yard' is permitted.

ASB; West Worthing Station directly opposite the proposed micro pub has a long history of anti-social behaviour/police attendance/street drinkers along with regular police attendance to flats along the parade for alcohol related incidents/fighting etc. The Newsagents next door has been broken into countless times - alcohol & cigarettes stolen. Hence, the proposed micro pub will act as a further magnet.

History; Since the closure of the local Downview pub several years ago there has been a huge decline in 'closing time' noise and disturbance outside the house. Previous issues have included; banging on windows/front door, attempted access to property side gate, urinating in alleyway and adjacent shop doorways/smashed glasses, vandalism of cars parked outside, arguments/alcohol fuelled violence/ASB and police attendance.

These are genuine concerns that will impact local residents and shopkeepers and I am surprised how few have been directly consulted.

This is to state why the planning permission for converting the fabric shop into a micro pub should be rejected.

Noise, disturbance and smells
This is a residential area, particularly above the shops. People will congregate outside of the premises to smoke and talk, both on the pavement on Station Parade and to the rear of the property in the yard. This will create noise and smells at both the front and rear of the property for residents. Further there will be rubbish from the cigarette butts and possibly from glasses and bottles left on the pavement of Station Parade.

There will be disturbance to residents as people leave the premises, particularly around closing time at 21.30. Extra noise will be generated from the patrons inside the premises, again impacting on residents next door and above.

Higher levels of crime and anti-social behaviour
As Sussex Police has detailed in their letter of 15 March, the level of crime and anti-social behaviour in Worthing district is above average when compared with the rest of Sussex. There is clear evidence of the link between alcohol-related anti-social behaviour and licensed premises, hence the concerns in allowing this planning application to go ahead.

Planning policy / consultation approach
The council has only contacted numbers 12, 14 & 15 Station Parade. However the impact of noise, smells and rubbish will impact many more businesses and residents along Station Parade and it is recommended more people are directly consulted.

Officer response: Use of the rear covered yard for customers has since been removed from the proposal and neighbours re-consulted. Wider publicity was carried out by displaying a site notice outside the premises.

Support

I would like to voice my support for this planning application as I am a resident local to the area and I believe that it will add value and footfall to the parade which will help extend the areas offer to customers. Micropubs in my experience are well run, orderly premises that allow for locally produced beers and ciders to be consumed in a controlled environment, which in turn helps small local breweries and cider mills.

I give my full support for the planning application proposing the conversion of the fabric shop located at 13 Station Parade into a micro pub. Having been a resident of this neighbourhood for the past five years, I have witnessed first-hand the positive transformations that have taken place, and I firmly believe that this proposed micro pub will further enrich the cultural fabric and community spirit of our area. In recent years, our neighbourhood has experienced a surge in development, with new businesses, such as the Flour Pot cafe, the Grizzly Bear and a new tattoo parlour and florists, enhancing the vibrancy of the area. As someone who moved here from London five years ago, I have been delighted to see the growth and evolution of our community, fostering a sense of belonging and pride among residents. The introduction of a micro pub to our neighbourhood represents an exciting opportunity to build upon these developments and create a gathering place where residents can come together to socialise, relax, and enjoy quality beverages in a welcoming atmosphere. Micro pubs have a proven track record of fostering community cohesion and providing a unique social experience that appeals to a diverse range of people. I am confident that the proposed micro pub will not only enhance the local economy by generating employment opportunities and attracting visitors but will also contribute to the cultural richness and vitality of our neighbourhood.

I think this could be a really positive thing for the local area. There are a couple of micro pubs in Worthing that all do very well, are considerate of neighbours, and act as community hubs and hotspots. Businesses on the Tarring Road do seem to struggle and it would be much nicer to have these premises being used, especially in this strip where many shops seems to be closed. I think given the contentious approach presented by the applicant that it wouldn't cause any issues. I've also noted that the independent and micro pubs in the area tend to support other small businesses (with pop ups, guest brews, art sessions etc) and so another local business which supports local business could be a lovely thing, further building this community in Worthing.

I am a local resident and also Pubs Officer for the Arun & Adur branch of CAMRA. Worthing had the first micropub in Sussex. When it opened (over 10 years ago), the council were concerned about potential disturbance to neighbours from patrons leaving the pub in an intoxicated state and hence imposed very restricted opening hours. These concerns proved totally unfounded and longer opening hours have since been granted, although micropubs still close earlier than mainstream pubs. Micropubs do not sell mainstream lagers or have sports TV or gaming machines. Their customers enjoy a few drinks of traditional ale in convivial surroundings and good conversation. The town now has five micropubs and several other small bars operating along similar lines. I am not aware of any trouble at any micropub in Worthing since they have been open. Micropubs support local businesses by selling products from local brewers and cider makers. I therefore wish to support this application.

I think that an afternoon / evening retail / hospitality unit will help in the regeneration of this part of Worthing. There are a number of micro pubs in the town and they have helped in making Worthing an interesting place to visit and live in. We have a large number of coffee shops which meet daytime demand, and it would be nice to have an outlet open of an evening, especially just opposite the station. I think the opening of a micropub will be beneficial to the area.

I am fully in favour of this development. Micropubs are as different to large scale public houses as corner shops are to large superstores. There are two other comments on this application in which concerns about potential noise, traffic, smells, anti-social behaviour, disturbance and crime could arise. I would respectfully suggest that they have probably not visited the existing micropubs in Worthing, and associate pubs with those examples of large estate pubs that have had some problems. Micropubs are by nature, smaller, don't offer food and customers are overwhelmingly over 40 years of age. They do not offer TV Sport or music. Conversation is the reason why people visit them. The Council were initially wary when the first Micropub was proposed in 2017, however, as far as I am aware, there have been no anti-social behaviour in any of the six or seven that have opened over the intervening years. They are all neighbourhood establishments, and customers like me generally walk, take a bus or cycle to them. Micropubs are generally set by middle-aged people who are mindful of their neighbours. Large corporations do not set up micropubs and generally are

less aware or concerned about their neighbours, and more difficult to engage with if any issues arise. I therefore hope the Council will approve this proposal.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance

Planning Assessment

Principle

The principle of change of use is acceptable where it will not harm the vitality or viability of the local centre or cause harm to residential amenity. The key considerations are the effects on the visual and residential amenities of the locality and the vitality and viability of the local centre.

Policy Context

The unit is located within the Tarring Road Medium Scale Local Centre. The preamble to Policy DM13 of the Worthing Local Plan states:

5.191 The focus for Medium Scale Local Centres is to retain retail use but greater flexibility and support is given to other uses that can support the role and function of the centres and where they will enhance the vitality and viability, generates footfall and retains a shopfront display.

5.194 Applicable to all Centres - Applications for uses such as drinking or takeaway establishments and other uses with closed and inactive street frontages will need to be carefully considered, taking into account the specific frontage policy and taking into consideration: any negative cumulative impact of such uses; whether such uses add to the vitality and viability of the centre; and the impact on residential amenity. Where appropriate, advice and evidence will be sought from Environmental Health, Licensing, Planning Enforcement and the Police.

Policy DM13 - a) The Local Plan will support the vitality and viability of Worthing's town centres by seeking to meet the identified floorspace needs for retail and other town centre uses up to 2026.

b) Changes of use and redevelopments within town, district and local centres will be carefully controlled to ensure that they support, rather than detract from, the successful functioning of the centres and their ability to meet local needs, according to their function in the hierarchy. When considering all such proposals regard will be had as to whether they would:

i) Make a positive contribution to the vitality, viability and diversity of the centre;

ii) Not unacceptably impact on daytime footfall;

iii) Maintain a strong role for the centre in providing a varied range of Worthing Town Centre convenience goods and meeting other day-to-day needs;

iv) Positively restore and/or enhance the character and appearance of the frontage;

v) Maintain the continuity of active frontages;

vi) Be of a scale and type of use appropriate to the size and function of the centre, or part of the centre concerned;

vii) Ensure that any proposal will cause no significant adverse effects for the occupiers of neighbouring properties;

viii) Ensure that that there will be no severe negative impact on existing parking arrangements;

ix) Retain or re-provides ancillary facilities within individual premises, (such as loading, storage, staff or administrative facilities), unless it is demonstrated that the centre retains its role as a sub-regional shopping centre and that these are no longer necessary for appropriate future use of the premises;

x) Result in an over concentration of uses such as takeaways and other uses with closed and inactive street frontages. The Council will consider the role of the centre within which the proposal is located and other matters such as the numbers of existing similar uses within the frontage and any existing or potential issues. Permission will not be granted where harm to the vitality and viability of the centre, or the amenity of local residents and businesses, cannot be adequately mitigated; and

xi) Require conditions to be applied to any new development where it is relevant and appropriate to do so, in order to control the proposed and allow for change of use in line with the Council's aspirations and strategies for the area.

District Centres and Local Centres

e) The policy approach seeks to encourage convenient and accessible local shopping facilities that are of a scale appropriate to the role and function of the centre to meet day to day needs of residents, and contribute to social inclusion. When considering relevant proposals within these centres regard will be had to the following:

> *i) in District and Medium Scale Local Centres - seek to retain a core of retail uses of at least 50% of the units in the whole centre, to ensure the role and function of the level of centre is maintained. Allow for uses such as financial and service and restaurant and cafes of an appropriate scale for the role and function of the centre. Other uses will be supported where it can be demonstrated that the use will enhance the vitality and viability of the centre in which it is proposed, generates footfall and retains an active shopfront with a shopfront display;*

ii) in Small Scale Local Centres seek to retain primarily retail use and resist the introduction of other uses where they will cause demonstrable harm to the centre's ability to meet day to day shopping needs of the local community; and
iii) in all District and Local Centres drinking establishments and takeaways uses will be considered on their merit, taking into consideration any negative cumulative impact of such uses on the centre, whether such uses add to the vitality and viability of the centre and the impact on residential amenity.

Vitality/Viability

The unit is located in a small parade of shops that form part of the wider Tarring Road Medium Scale Local Centre which extends to the east and north of the site. The parade within which the application property sits includes a fish and chip shop, newsagents, denture shop, barbers and hair and beauty studio. There are also a couple of ground floor units at No.15 and 16 that appear to be in residential use although it is unclear whether these units are vacant or lapsed uses.

There is a wide variety of shops and services within the centre as a whole including cafes, restaurant/bar, takeaways, dance studio, financial services, supermarket, bike store, clinics, print studio, car rental, estate agents, taxi rank, launderette, etc. as well as several vacant units. The application property is currently occupied as a fabric shop however this use will cease later this year.

The change of use would result in the loss of a retail unit however, given the presence of other vacant premises within the centre, the change of use of one unit would not preclude use for retail purposes elsewhere within the Tarring Road Centre. There are limited options for small scale drinking establishments in the area and the proposed use would complement existing shops and services, providing additional choice for the local community and encouraging visitors to the town, retaining custom within the Worthing area. The proposal is considered to make a positive contribution to the vitality and long term viability of the area. The current tenant will vacate the unit later this year and the proposed use would help to secure continuous occupation of the premises helping to contribute to the local economy and regeneration of Worthing. The provision of this facility would increase footfall to the area and increase the vitality and viability of the local shopping centre.

No external changes are proposed in association with this application and the access will remain as existing to the front of the building. Although it is recognised that a micro pub use may not have the same type of window display as a retail shop, the large windows would be retained with views through rather than closing off the frontage. This is considered consistent with other non-retail uses within the centre and is considered to comply with the requirement to retain an active shop front.

The unit is within walking distance of the Town centre and would not harm or diminish the vitality or viability of the town centre.

Visual Amenity

No external alterations are proposed by this application and there would be no harm to the visual amenities of the locality. The proposed use would contribute to the diverse services on offer in this local centre and would not detract from the character of the area.

Residential Amenity

The general area has a mixed character of commercial and residential uses with residential flats above commercial properties at ground floor. This could cause issues in relation to noise transference between the proposed micropub and flat above. Environmental Health require a scheme for sound insulation, meeting the minimum airborne sound insulation values as stipulated, to be agreed by condition and implemented prior to commencement of use, to protect the occupiers of the flat directly above from noise. Subject to the installation of appropriate sound insulation between the ground and first floor, internal noise from the proposed use should not cause harm to the residential amenities of those living above.

The other residential properties within the terrace, adjoining the site, are located at first floor above the adjacent business uses, at 12 and 14. 29 Valencia Road adjoins the rear garden to the south-east of the site.

The proposal originally included use of the rear covered yard area for customer seating, however this was considered to result in unacceptable noise levels to adjacent occupiers due to the flimsy nature of the construction consisting of timber and corrugated plastic which would not be possible to insulate adequately. This aspect of the development has been removed from the proposal and the area will be used for storage purposes only. This addresses concerns with the proposal in relation to the impact on neighbours and would ensure that the residential gardens close to the premises would not suffer any excessive noise or disturbance.

Micro pubs are becoming increasingly popular in recent years and typically serve and attract a different market to the large, corporate pub chains and drinking establishments. The Micro pub and Microbrewery Association define Micro pubs as '*a small freehouse which listens to its customers, mainly serves cask ales, promotes conversation, shuns all forms of electronic entertainment and dabbles in traditional pub snacks'*. The proposed use would accord with these principles serving specialist ales and craft beer and focusing on social interaction and conversation and encouraging a sense of community.

A business operating within the principles above is unlikely to generate an unacceptable level of noise and disturbance to local residents. The opening hours in association with the micro pub are limited to 2pm and 9.30pm Monday to Thursday, 12pm and 10pm on Friday and Saturday and 12pm and 7.30pm on Sundays and Bank Holidays. The supporting statement clearly states that the micro pub will not have any form of electronic entertainment, no TV's, fruit machines, juke boxes or live music and this could be controlled by condition. A

further restriction to ensure that the premises remain as a micro pub and do not become a general drinking establishment would also be applied. Further conditions restricting open drinks outside the premises and bottle disposal would further limit the potential impacts of the proposal.

A noise management plan is also required by condition identifying the main sources of noise and the proposed methods of controlling them.

The fish and chip shop within the same parade closes at 9pm during the week and 9.30 on Friday and Saturday at similar times to the proposed micropub, there are other restaurants and takeaway uses within the wider local centre that open later in the evening and an additional business open until this time would not be considered out of character with the area or to cause any significant increase in activity in the vicinity. There is no outside seating or drinking area proposed in association with this development. The proposed use, due to the limited size of the premises, early closing hours and the lack of outside area would limit any potential impact from noise and disturbance on residential amenity.

Refuse and recycling collections and deliveries in association with the proposed use will be after 8 am and before 6pm and conditioned as such to avoid noise and disturbance to residential occupiers.

The application is considered to propose adequate measures to mitigate any potential impacts from noise and disturbance through the implementation of a sound insulation scheme, a noise management plan and a restriction on opening hours, deliveries, refuse and recycling collection. These matters can be controlled by condition and are considered appropriate and proportionate in relation to the proposed use as a micro pub.

A balance is required between encouraging a new business venture that would protect against the unit becoming vacant and safeguarding amenity. Recent experience of micro-pubs elsewhere in the town has not lead to nuisance or anti-social behavior. Subject to the above controls, it is considered the proposed use could take place without giving rise to unacceptable detriment to the amenities of neighbouring residential or business occupiers.

Accessibility and Parking

Although there is no associated parking for the proposed development, the site is in a very sustainable location, directly opposite West Worthing train station and in close proximity to bus routes and accessible on foot or by cycle. Parking would have to be accommodated on-street or within nearby paid-for provision, as per the existing arrangement. The lack of provision of car parking in connection with this use and in this location is therefore considered acceptable and there are no highways grounds to resist the application.

Other matters

The recommendations from Sussex Police with regard to crime prevention have been copied to the applicant. The suggested measures should be implemented by the applicant to increase the security of the property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Sound insulation scheme
4. Noise management plan
5. Construction hours
6. Opening Hours
7. No live or amplified music
8. No food prep
9. Deliveries, collections, recycling
10. No outdoor seating on pavement
11. No use of rear covered yard by customers
12. Open drinks not permitted outside
13. Active shopfront maintained
14. Use only as micro-pub and retail

Informative

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.

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

Case Officer: Amanda Haslett Date: 03/06/24

Authorised by: Jo Morin Date: 03.06.2024