WEST SUSSEX COUNTY COUNCIL **DATE: 02/09/2009**
INFRASTRUCTURE CONSULTATION

FROM: Jamie Brown **TO: Adur District Council**
FAO: Carlos Hone

SUBJECT: ADC/0278/09 - Change of use of groundfloor of former voluntary centre to retail shop and cafe/takeaway with outside tables at front and rear (mixed use within Classes A1,A3 and A5) plus replacement front porch

Groundfloor, 2, Tarmount Lane, Shoreham-by-Sea, West Sussex, BN43 6DA

CONSULTATION DATE: 12/08/2009

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution: £ N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal is for the Change of Use from a former voluntary centre to retail shop and cafe/takeaway with outside tables at front and rear. On-street parking in this area is under considerable pressure. Nevertheless given the site's close proximity to the nearby public car park, it would appear that the site is located reasonably and some excess parking for customers could take place in the car park. Staff parking could take place to the rear of the property. This would be more suitable than members of staff using the car park or parking along Tarmount Lane which could result in quite a number of reversing movements per day which may increase the possibility of a collision occurring. With these spaces being used by staff, the number of vehicular movements should be significantly less.

The close location to the town centre, perhaps also makes it likely that customers and staff would use more susutanable modes of transport. This would suggest that trips to the proposd café/takeaway may be linked to other purposes, which may potentially result in fewer vehicle movements as well as encouraging access by sustainable means. However I would recommend that cycle parking is included, if not already available for staff. This must be secure and covered. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

The items placed within the public highway are not to be permanently fixed and are to be removable. This is to permit the maintenance of the public highway and to ensure that a permanent obstruction does not result. If Planning Consent is approved, a separate Licence

agreement will be required to be entered into with the Highway Authority, WSCC. It will be a requirement of the Highway Licence that tables and chairs must be removed from the highway each and every night and only placed out at times stated within the Licence agreement.

Finally the applicant should ensure they have adequate bin storage as this change of use will generate more waste than the previous usage.

Providing the advice stated above is taken into account; this application appears to have no notable highway implications. Consequently, no significant concerns would be raised.

If the LPA are minded to approve this application, a condition securing cycle parking (secure and covered) and provision of car parking spaces for staff prior to occupation should be included.

INFORMATIVE
The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01903 878500) to obtain formal approval and the necessary license from the highway authority to place the items within the public highway.

Jamie Brown
Local Development