Adur District Council

Planning, Regeneration and Wellbeing

Ms Julie Cattell
CJ Planning Ltd
80 Rugby Road
Brighton
East Sussex
BN1 6ED

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0861/13

Details of Development
CHANGE OF USE FROM USE CLASS A1 (RETAIL) TO MICRO PUB USE CLASS A4

Location of Development
16A - 16B HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DA

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 23rd July 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
01/10/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed use as a micro-pub is appropriate to the role and function of this part of the town centre, would contribute towards its vitality and help support the local economy. Subject to the recommended safeguards it is considered the proposed use could take place without detriment to the amenities of neighbouring residential occupiers. There would be no harm to the character or appearance of the Shoreham-by-Sea Conservation Area. It does not therefore conflict with saved policies AG1 or AS1 of the Adur District Local Plan or the NPPF.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The use hereby permitted shall be carried out in accordance with the following approved plans:-

    Title: Site Location Plan Date valid: 23.07.2013
    Drawing No: D.02 REV B Title: Existing and Proposed Floor Plans
    Date received: 20.08.2013

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

03. There shall be no food preparation/primary cooking or serving of hot food to customers on the premises.

    Reason: *To safeguard the amenities of neighbouring residents in the absence of any system or scheme for the removal of food odours and to comply with saved policies AG1 and AS1 of the Adur District Local Plan.*

04. The micro-pub hereby permitted shall only be open for trade and business between 10.00 and 21.00 hrs on any day.

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policies AG1 and AS1 of the Adur District Local Plan.*

05. There shall be no live or amplified music played on the premises at any time.

    Reason: *To accord with the micro-pub model and to safeguard the amenities of the nearby residential occupiers in accordance with saved policies AG1 and AS1 of the Adur District Local Plan.*

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06. The number of covers at the premises shall be limited to no more than 30.

Reason: *To accord with the micro-pub model and to safeguard the amenities of nearby residential occupiers in accordance with saved policies AG1 and AS1 of the Adur District Local Plan.*

07. The use hereby permitted shall not commence unless and until a insulation scheme for protecting the upper floor residential unit from noise has been submitted to and approved by the local planning authority. The submitted scheme shall have regard to the principles contained within BS8233:1999 to minimise noise in residential dwellings. Following approval and implementation of the scheme, a test shall be undertaken to demonstrate that the attenuation measures carried out as part of the approved scheme are effective and protect the residential unit from noise. All works, which form part of the approved scheme, and including any additional measures required following testing, shall be completed before the use commences.

Reason: *To protect the occupiers of the residential unit on the upper floor from noise and to comply with saved policies AG1 and AS1 of the Adur District Local Plan.*

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only as a micro-pub as described in the supporting material submitted with the application and for no other purpose within Use Class A4 of the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification, except by grant of a separate planning permission by the local planning authority.

Reason: *In the interest of amenity having regard to saved policy AG1 of the Adur District 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.