WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	8 December 2020
LOCATION:	1 Windmill Parade 163-183 Old Shoreham Road Brighton BN42 4QB
SUBJECT:	AWDM/1926/20 Change of use of ground floor flank section of restaurant to Sui Generis Hot Food Takeaway with new entrance to south. Conversion of main restaurant area into 1no. one-bedroom flat and 1no. studio flat with rear store to be used for cycle storage.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	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.

This proposal is for change of use of ground floor flank section of restaurant to Sui Generis Hot Food Takeaway with new entrance to south. Conversion of main restaurant area into 1no. One-bedroom flat and 1no. studio flat with rear store to be used for cycle storage. The site is located on Windmill Parade which is an unclassified road subject to 30mph speed limit.

No vehicular access or parking is associated with this proposal, and this seems to be the existing arrangement. However, the LHA appreciate the sustainable location of the site, within a short walking distance to, bus stops along A270 and Southwick train station (approx. 15 min walk).

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the proposal would exacerbate an existing safety concern.

Given the reduced commercial use of the site, the proposed change of use is not anticipated to result in a material intensification of use.

The WSCC Car Parking Demand Calculator would expect 3 parking spaces to be provided for the proposed flats. The Car Parking Demand for the Hot Food Takeaways use would be 1 space per 5sqm of public area and 2 spaces per bar (or 5m length of bar for large bars) for staff parking to be clearly designated. The current permitted restaurant use, is generating greater demand for parking provision and it has been operating without onsite parking provision without any evidence

of highway safety concern. The Local Planning Authority, may wish to assess any implication on on-street parking from an amenity perspective.

The proposed plan demonstrate space for cycle storage and these details are acceptable and can be secured via planning condition.

Conclusion

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 109), and that there are no transport grounds to resist the proposal.

Condition

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved Proposed Floor Plans and Elevations.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Anastasia Toleva
West Sussex County Council – Planning Services