Adur District Council

Development Management

Mr Tim Rodway
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91 Victoria Road
Shoreham-by-Sea
West Sussex
BN43 5WR

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0107/18

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

Location of Development
2 SOUTHWICK SQUARE SOUTHWICK WEST SUSSEX BN42 4FJ

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 January 2018.

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

G Peck

Gary Peck
Planning Services Manager
27/03/2018

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
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SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
EXISTING & PROPOSED PLANS	Drg No 2.01 Rev B	16.03.2018
LOCATION/SITE PLAN & EXTG PLANS	Drg No 2.00 Rev A	23.01.2018
PLANNING SUPPORT STATEMENT	January 2018	23.01.2018
MITSUBISHI AIR CON SYSTEM	Model FDT100VF1	23.01.2018

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

02. 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.*

03. Prior to opening as a micro pub a sound insulation scheme shall be submitted in writing to the Local Planning Authority for approval to protect the residential property above the proposed drinking establishment. The scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). After installation and prior to opening as a micro pub the insulation scheme shall be tested to demonstrate that the attenuation measures carried out has achieved the minimum airborne sound insulation criteria. Such measures shall be maintained at all times thereafter. Any music shall only be played up until 2300 hours and the music noise level shall not exceed 75db (LAeq15min) anywhere inside the premises.

Reason: *In the interest of neighbouring amenity having regard to Adur Local Plan policies 12 and 15.*

04. The A4 public house hereby permitted shall only be open for trade and business between 12.00 and 22.30 hours on Monday to Thursday, 12.00 to 23.30 hours on Fridays, Saturdays and all UK public holidays (including but not limited to Bank Holidays, Christmas Eve, and Easter weekend). On New Year's Eve the premises is permitted to remain open until 01.00 hours. On normal Sundays the permitted opening hours are 12.00 to 20.00 hours. In all instances the times set out include drinking-up time."

Reason: In the interest of neighbour amenity having regard to Adur Local Plan policies 12 and 15.

05. There shall be no preparation/cooking/heating-up of hot or cold food on the premises. Only cold food shall be served to customers on the premises.

Reason: *In the interest of neighbour amenity having regard to Adur Local Plan policies 12 and 15.*

06. 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: *To enable the Local Planning Authority to maintain strict control over the use in the interest of neighbour amenity having regard to Adur Local Plan policies 12 and 15.*

07. There shall be no tables or chairs in connection with the approved use of the building on the front forecourt of the premises.

Reason: *In the interest of neighbour amenity having regard to Adur Local Plan policies 12 and 15.*

08. No more than 49 customers (covers) on site at any time.

Reason: *To ensure adequate sanitary provision is available and in the interest of amenity having regard to Local plan policy 15.*

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.

Ref: AWDM/0107/18

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).