Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/1108/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Miss Emma Fallon
JD Wetherspoon
Wetherspoon House
Reeds Crescent
Watford
Hertfordshire
WD24 4QL

PROPOSAL: Variation of Condition 1 of Planning Permission WB/10/0008/FULL to continue the use of the external lobby and adjacent highway at the front of the premises as an external seating area for customers comprising 3 tables of two chairs a piece (6 covers) until 31st March 2012

LOCATION : The Sir Timothy Shelley 47-49 Chapel Road Worthing

DATE REGISTERED 23rd December 2010

APPLICANT : J D Wetherspoon Plc

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the drawings and approved plans which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The use hereby permitted shall be discontinued on or before the 30 April 2012.

   Reason: To allow the Local Planning Authority to assess the impact of the use on the locality and to allow the refinement of alfresco eating/drinking plan for Chapel Road and for the proposal to be reassessed against this.

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Dated : 14th April 2011

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Drawing No. 6129-02-G, Drawing No. 6129-04, Drawing No 6129-03 and Photographs

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

3. All the tables and chairs and any other paraphernalia subsequently approved shall be removed by 5.00pm on each day and stored inside the premises for the night and shall not be re-stationed in the approved area until 10 am the following day.

   Reason: In the interest of crime and disorder and the free flow of pedestrian movement in the evenings.

4. No planters, patio heaters, temporary barriers or other chattels or equipment shall be stationed on the forecourt area except by agreement with the Local Planning Authority.

   Reason: To prevent encroachment into the pavement area and obstruction to pedestrian movement and to avoid visual clutter.

INFORMATIVES

Reason for approval

The proposal is acceptable in principle in the town centre. Subject to the restrictions imposed by condition, the number and rearrangement of covers would not harm the visual appearance of the area, would not restrict unduly pedestrian movement; would not give rise to unacceptable neighbour amenity and health impacts or crime and disorder and accords with the relevant policies of the Development Plan. A temporary permission is justified to monitor impacts in practice and to allow the refinement of alfresco eating/drinking plan for Chapel Road and the proposal reassessed against this.

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
RES7 - Control of Polluting Development
S10 - Ground Floor Uses, Secondary Area, Central Shopping Area

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WB/10/1108/FULL

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.