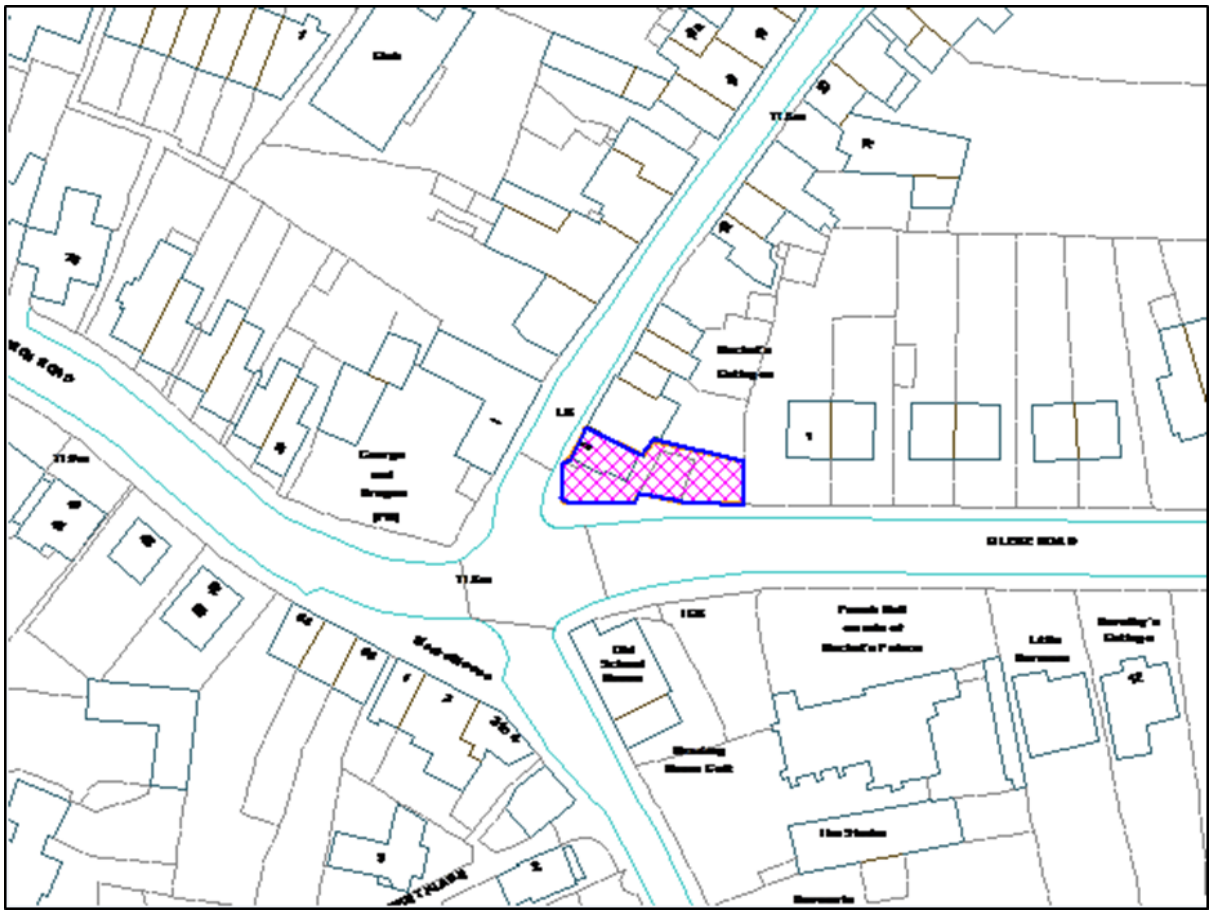
Application Number:	**AWDM/1400/23**	**Recommendation - APPROVE**
Site:	**2 High Street Worthing West Sussex**	
Proposal:	**AWDM/1400/23 - Partial change of use from existing Class E(b) cafe space to Sui Generis drinking establishment with expanded food. Retained, reduced Hairdressing area on first floor, small internal reconfiguration to include additional WC, cold space to garage and erection of fence between the building and garage (south elevation).**	
Applicant:	Mr Chris Baxter	Ward: Tarring
Agent:	Mr Tom Cairns	
Case Officer:	Amanda Haslett	

Application Number:	**AWDM/1401/23**	**Recommendation - APPROVE**
Site:	**2 High Street, Worthing, West Sussex**	
Proposal:	**AWDM/1401/23 - Application for Listed Building Consent for partial change of use from existing Class E(b) cafe space to Sui Generis drinking establishment with expanded food. Retained, reduced Hairdressing area on first floor, small internal reconfiguration to include additional WC, cold space to garage and erection of fence between the building and garage (south elevation). External painted lettering applied to South elevation**	
Applicant:	Mr Chris Baxter	Ward: Tarring
Agent:	Mr Tom Cairns	

Case Officer:	Amanda Haslett

Application Number:	**AWDM/0027/24**	**Recommendation - APPROVE**
Site:	**2 High Street Worthing West Sussex**	
Proposal:	**AWDM/0027/24 - Retention of existing timber fascia signage to West Elevation. Hand painted lettering to external rendered pillars to South Elevation. (Non-illuminated)**	
Applicant:	Mr Chris Baxter	
Agent:	Mr Tom Cairns	
Case Officer:	Amanda Haslett	



Not to Scale

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Site and Surroundings

The site is located on the north east corner of the junction between The High Street and Glebe Road/Church Road/South Street within the West Tarring Conservation Area. The property comprises a two storey, end of terrace property fronting onto the High Street and with a garden/courtyard space to the south side enclosed by picket fencing. There is a detached garage to the east of the building with access onto Glebe Road to the south.

There is a further garden area to the rear (east) of the building, behind the detached garage. This is enclosed by a fence and hedging along the boundaries with No 4 High Street and no.1 Glebe Road. The property is part of a group of grade II listed buildings, dating back to the seventeen/eighteen centuries. All properties to the southern end of the High Street are grade II or grade II* listed buildings.

The list description for the property is as follows:

HIGH STREET 1. 5406 (East Side) West Tarring Nos 2 and 4 TQ 1304 SW 15/195 II GV 2. At the mouth of High Street abutting Parsonage Row at the north end, and comprising 3 cottages, the right-hand one being a Post Office, the 2 others probably formerly shops. C17 or C18 timber frame, much modified. 2 storeys. Steepish tiled roof with small gable in centre and 2 tall chimneys at south end. 3 windows in all, the upper centre and right hand ones being sashes with glazing bars. The right-hand cottage is faced with brick (painted) and has projecting eaves. The other 2 have a coved jetty to the upper storey, which is tile-hung. The south is tile-hung to the gable, otherwise roughcast. It has 2 small casements above, one modern window at left side below. Nos 2 to 16 (even) and Nos 20 to 32 (even) form a group.

The property is an attractive and historic building featuring a pitched roof with tile hung gable end and painted and rendered walls with timber fenestration. The garden courtyard space facing Glebe Road is surfaced with paving stones and bounded by a low picket fence.

The ground floor comprises three rooms (kitchen/servery and seating areas) with a gross internal floorspace of approximately 45 sqm. The upper floor, which is reached by stairs in the seating area, contains two bathrooms and two hairdressing rooms with a floorspace of approximately 50 sqm.

There is a floating freehold arrangement with the adjacent property (No.4) which sees part of the ground floor situated below the residential accommodation at No.4 to the rear (east) corner of the building and part of the first floor extending above the residential accommodation at No.4 to the front (north) corner of the building. Neighbours have stated that there is a private right of way via a path to the rear of the application property for access to Glebe Road from No.4 and 6-10 High Street.

The application property is still in use as a hairdressers on the first floor. The ground floor was previously used as a cafe/tea shop, which ceased in July 2023. Planning permission was granted in 2015 for a change of use from mixed use (A1 retail on ground floor with ancillary living accommodation on first floor) to a Tea shop (A3) on ground floor with forecourt including outdoor seating area, and hairdressers (A1) on first floor. Prior to this, the building was used as a post office with living accommodation above and has been in mixed commercial/residential use for many years.

The property is adjoined to the north by No.4, a dwelling house and further north No.6-10 which has recent consent for conversion from a bar and restaurant to a dwelling house. The George and Dragon public house is opposite the site to the west and opposite, on the southern side of Glebe Road is the Old School House and Parish Hall and to Church Road, a village store, coffee shop and barbers. To the east of the property is a detached single storey garage which forms part of the application site and further east is No.1 Glebe Road, a dwelling house.

Tarring High Street is one way and contains parking restrictions on the west side and double yellow lines at the junction with Glebe Road. There is no off-street parking associated with the property, it is understood that the detached garage has been used for storage for many years.

Proposal

The proposal comprises three complementary applications for Planning Permission, Listed Building Consent and Advertisement Consent. They have been called in for determination by the Committee at the request of Ward Councillor Thorpe.

AWDM/1400/23 is a Full application for partial change of use from existing Class E(b) cafe space to Sui Generis drinking establishment with expanded food. Retained, reduced hairdressing area on first floor, small internal reconfiguration to include additional WC, cold space to garage and erection of fence between the building and garage (south elevation).

AWDM/1401/23 is for Listed Building Consent for partial change of use from existing Class E(b) cafe space to Sui Generis drinking establishment with expanded food. Retained, reduced Hairdressing area on first floor, small internal reconfiguration to include additional WC, cold space to garage and erection of fence between the building and garage (south elevation). External painted lettering applied to South elevation.

AWDM/0027/24 is for Advertisement Consent for retention of existing timber fascia signage to West Elevation. Hand painted lettering to external rendered pillars to South Elevation. (Non-illuminated).

The change of use relates to proposed use of the ground floor as a drinking establishment and expanded food provision utilising the existing layout of the cafe for this purpose. The existing kitchen/servery would be used as a bar/kitchen/servery in connection with the intended use as a licensed social space offering locally sourced cold food platters. The first floor would retain hairdressing to the northernmost room but would change the other main room from hairdressing to a multi purpose room to be used as a break out space for the hairdressers, for local community uses, such as

book clubs and local club meetings or as an additional space for patrons in combination with the drinking establishment.

The external space associated with the property comprises two separate areas; a paved area to the south of the building fronting onto Glebe Road, with picket fencing to the boundary; and a rear garden to the east of the garage with a high hedge and fencing to the boundary. The south yard was previously in use as external seating in connection with the tea shop/cafe. The rear garden forms part of the property curtilage but has no previous specified use.

Internal works would include removal of the modern suspended ceiling above the bar/kitchen/servery, opening up and reinstatement of the banisters, and the addition of wall hung sound absorption panels to the north and west walls (those adjoining No.4) at ground floor. To the first floor, works include the removal of the suspended modern ceiling above the bathrooms, reconfiguration of internal partitions to provide an additional WC, removal of a stud partition wall separating the stairs from the multi purpose room, reinstatement of the banister and installation of an acoustic wall between the existing timber beams.

Acoustic treatments at ground floor include wall hung, Class A sound absorption panels, comprising 6 no. 0.8m x 0.8m panels with a noise reduction coefficient of 0.90 or greater, suspended with non-invasive z-clip fixing or equal or approved alternative. At first floor the proposals include Noisestop F7 Plus underlay and acoustic vinyl (LVT) flooring to the existing hairdressing room and Noisestop F7 Plus underlay with textile or synthetic floor finish to the multi purpose room, with additional acoustic insulation between the floor joists and addition of an acoustic wall (with 27mm acoustic plasterboard and 50mm acoustic insulation) fitted between the existing timber beams, between the hairdressing and multipurpose room.

External alterations to the building comprise replacement of a window with a door to the south elevation. This would be used as the new main entrance for customers with the existing door to the west (street) being locked shut. The proposed door would have panels to the lower half and glazing above within a black-painted timber frame.

External seating would be provided within the courtyard to the south of the building facing Glebe Road and to the rear garden, all freestanding. A hedge would be planted inside the existing picket fence to the courtyard. The shingle and slab surface of the courtyard would be levelled and replaced with a slate tile (sample to be agreed via condition).

An external gated area would be created between the rear of the building and the side of the garage, consisting of two sections of 1.8m high closeboard fencing both with gates, to retain access for neighbours via the path to the rear of the building. It should be noted that private rights of access are not a matter for consideration for these planning applications. This is a civil matter that must be agreed between the relevant parties.

New freestanding cold storage would be installed within the garage with a free standing external fan positioned towards the front of the garage on the east side and hidden behind the existing boundary hedge and fence to the south. The garage would be retained for storage use only.

Waste and recycling storage would be to the east of the garage and within the existing garden area. A new gate would be installed in place of the existing fencing to the south boundary of the garden providing emergency exit.

Proposed opening hours for the drinking establishment are:

Monday - Closed
Tuesday - Closed
Wednesday - Saturday - 10am - 10pm
Sunday/Bank Holidays - 12pm - 8pm

The Hairdressers opening hours remain as existing:

Tuesday - Saturday - 8.30am to 6pm,
with extended hours to 8pm on a Wednesday.

The proposed drinking establishment would provide seating for a maximum of 60 covers internal and external, with the external covers split between the two external garden areas to the south courtyard and rear garden. It would employ 1 full time and 2 part time staff. The hairdressers is staffed separately and will continue as existing.

The application has been amended since the original submission including further detailed drawings of listed building works, additional sound insulation to the ground and first floor, a reduction in opening hours (as listed above), reduction in overall covers and changes to the proposed hand painted signage to the south elevation.

Advertisements

The application for advertisement consent relates to the provision of external signage consisting of:

- Gold hand painted lettering 'The Sorting Room' of vertical arrangement to the south west corner of the building on a blue painted background.
- The existing timber fascia to the west elevation would have individual cut letters applied to the existing, repurposed timber facade in the Ephemera Kingsford font - colour: PPG1039-7 (Dark Blue).

Relevant Planning History

AWDM/0646/15 - Change of use from mixed use (A1 on ground floor with ancillary living accommodation on first floor) to Tea shop (A3) on ground floor and forecourt including outdoor seating area and hairdressers (A1) on first floor together with allied internal and external alterations including new boundary fencing - Approved at committee 23/09/2015.

AWDM/1202/15 - Listed Building Consent for Internal and external alterations (part retrospective) to convert premises to Tea shop (A3) on ground floor and forecourt including outdoor seating area and hairdressers (A1) on first floor - Approved at committee 23/09/2015.

Consultations

West Sussex County Council: No Objection

The site is located on High Street, a D class road subject to 30mph speed restrictions.

The application form states that no vehicular access is associated with this site. The LHA does not anticipate that the proposed change of use would result in a significant material intensification of movements to or from the site. The nature of a drinking establishment may see a slight increase in movements during differing times of the day. However, this would be anticipated to be outside of network peak times and is not anticipated to result in an adverse impact on highway safety.

No parking is associated with the site, as per the existing use. Although there is a garage associated with the site, it is not clear whether this has historically been in use as a parking provision for staff/owner or as a storage provision. However, the LHA recognises that the site is situated in a reasonably sustainable location within walking distance of public transport links and on street parking provisions.

Regarding on-street parking in this location, there are comprehensive parking restrictions in place on the nearby roads prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the nil car parking provision would result in a detrimental highway safety concern, nor give rise to a parking capacity issue. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In 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 111), and that there are no transport grounds to resist the proposal.

Sussex Police: Advice

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

The level of crime and anti-social behaviour in Worthing district is above average when compared with the rest of Sussex, so additional measures to mitigate against any identified local crime trends and site-specific requirements should always be considered.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

This planning application is seeking permission for a partial change of use from existing Class E (b) cafe space to Suis Generis drinking establishment with expanded food.

The applicant and their partners are strongly advised to consult directly with the licensing team at Sussex Police before making plans for licensed premises serving alcohol or conducting other licensable activities at this site. The Sussex Police Licensing Team may have some of their own requirements that they wish to be implemented into the premises before they are satisfied it meets licensing objectives on the day-to-day operation of the premises which is why it is extremely important the applicant contacts them.

I note the following statement & times of proposed opening as indicated within the accompanying Design & Access statement & application form:

The Old Bakehouse would provide seating for a maximum of 46 internal covers, along with an additional 36 external covers split between two, landscaped seating areas.

Opening Hours:
Monday to Friday: 10:30 - 23:00
Saturday: 10:30 -23:00
Sunday/Bank Holiday: 10:30 - 23:00.

My main concern with this application is the amenity of the surrounding local community who could be unduly disturbed late into the evening with the introduction of outside drinking & dining especially during the summer months. If planning is granted, I would ask that reasonable hours of trading are made a condition of consent in order to protect the amenity of nearby residential occupiers.

To protect the premises out of hours thought should be given to the siting of an intruder alarm. Should CCTV be a consideration the advised documents will be of assistance to the applicant.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

Officer response - Opening hours for the proposal have been reduced with the latest opening now finishing at 10pm from Wednesday to Saturday and 8pm on Sunday/Bank Holidays. Restrictions on hours for the external areas would also be applied. The total number of covers has also been reduced to a maximum of 60 (internal and external).

Worthing Society: Supportive

AWDM/1400/23 & AWDM/1401/23 - Planning Permission and Listed Building Consent

The Old Bakehouse is a characterful building which occupies a landmark site leading to the ancient High Street. The Old Bakehouse has been empty for some time and we welcome the opportunity to return it to viable use. On examination, the proposed works appear to be sensitive to the character and period of the building.

We have noted from the Architect's 'Design, Access & Heritage Statement' that some original detailing will be reinstated following the removal of modern suspended ceilings and partitions; the boxed in banister detail at ground floor level will also be revealed. Re-siting the entrance to the south elevation appears reasonable given the very narrow pavement in High Street. We suggest that consideration be given to the style of the new door so that the design better complements the period of this heritage building. We understand the original doorway in the west elevation will be retained, unopened, so there will be no change to the façade. There may also be an opportunity to improve the style of this door as well.

However, we have noted the concerns of the Local Policing Support Team regarding the effect on the amenity of near residents from the outdoor dining area. This will comprise 36 covers and be open during the hours 10.30am until 23.00 from Monday to Sunday inclusive. Hopefully, these concerns regarding the opening hours can be suitably addressed by way of a 'Condition' when the application is considered.

In summary we are broadly supportive of the proposal.

Officer response - Opening hours for the proposal have been reduced with the latest opening now finishing at 10pm from Wednesday to Saturday and 8pm on Sunday/Bank Holidays. Further restrictions on hours for the external areas will be applied. The total number of covers has also been reduced to a maximum of 60 (internal and external).

AWDM/0027/24 **- Advertisement Consent**

This application relates to a Grade II Listed Building which has a landmark position in the West Tarring Conservation Area (CA) at the 'mouth' of the historic Tarring High Street. Although we have no objection to the retention of the existing timber fascia signage to the West Elevation, we are concerned about the proposed signage in respect of the Southern Elevation. This would be painted on the pair of rendered pillars either side of the building.

Whilst the colours seem acceptable, the proposed height of each letter, as shown on planning document P14b, is 170 mm. We consider this to be substantial and somewhat 'overwhelming'. The proposed signage would detract from both the southern façade of the 'Old Bakehouse', the proximate listed buildings and this part of the Conservation Area in general. We would suggest that a more modest style of signage, sensitive to the Old Bakehouse and the CA in general, needs to be considered. The present design, in our opinion, is not consistent with the Planning (Listed Buildings and Conservation Areas) Act 1990. The signage will not 'enhance or better reveal' the characteristics of the CA.

In summary, and for the reasons stated, the Society objects to the proposed signage for the Southern Elevation of this historic building.

Officer response - The proposed signage was amended to address these concerns and reduce the proposal to a single column of lettering to the south-west corner only instead of both south facing columns. The font has also been updated to one more in keeping with the historic character of the building. The size of lettering is not considered to be excessive for this type of signage.

Adur & Worthing Councils:

Environmental Health: No Objection

The EHO responded as follows to the proposed sound insulation scheme, additional information and amended details submitted as follows:

Comments in response to amended/additional information received 04/10/25 - *What is being proposed looks ok. Please can you condition any permission to include post installation acoustic testing to ensure the noise attenuation objectives have been met. There would be no EH objections to the opening hours with this scheme in place.*

Comments on original submission received 24/04/24 - *Given the age of the property and its listed status it is going to be difficult to protect the amenity of the neighbouring residential property from noise associated with the proposed use. I see the owner of the attached residential property already reports that he can hear conversation from the hairdressers that sits above part of his home. This is a telling indication of the existing sound insulation.*

The existing hours of use from 8am until 6pm provide some protection from disturbance to the neighbour and I would not want to see this protection eroded unless the noise from the proposed later opening could be controlled. The applicant talks about additional acoustic works in the application but does not quantify what these would be and we have no way of determining whether this would be effective. There is no supporting noise report.

Although I am sympathetic to the operators proposals, we have to look at the land use and not how it will be operated, as the operation can change over time under new ownership.

There would be no EH objections to the change of use per se, so long as the 8am to 6pm operating hours continue to apply.

I would also expect to see details of the refrigeration plant that will be associated with the cold store to ensure that noise from this does not impact neighbouring property.

I would also recommend a condition prohibiting or curtailing any entertainment provided in the outside seating areas. Although an event may be tolerable once or twice a year, events or music played regularly during the summer months may cause a nuisance.

Private Sector Housing: No comment

Design & Conservation Architect No objection

(Recent comments following the submission of amended/additional information):

It would appear that my concerns have largely been addressed with the latest set of drawings and updated Design, Access & Heritage Statement. The internal works to the floor to improve the sound insulation of the flying freehold appear to be acceptable and where the suspended ceilings are to be removed we are informed the old lath & plaster ceilings will be repaired on a like for like basis. The proposals are now supportable.

Conditions to include, details of external pavers to be agreed and method of first floor stud partitioning fixing.

Comments following initial site visit and discussion received 05/06/24 - *I have looked through this documentation and feel the following points still need addressing.*

Ground Floor

During our site visit the proposed new doorway to the external seating area was discussed. At present we do not know the construction details beneath the existing window; it may have been part of an internal doorway at some stage in the building's history, or there may be hidden timber framing members. The careful opening up to explore this area prior to full commencement of works to form the new doorway, needs to be included in the proposed works with a note on the drawings.

The drawings also suggest a change of level into the outside seating area. This may well require a step, and if so details are required. People exiting carrying food or drink tend not to be looking at the ground.

The ground floor plan proposes wall hung, class A, sound absorbing panels. We have no details of the fixing method or the construction of the existing wall.

First Floor

During our site visit we noted that the wall panels of the subdividing timber framed wall had been removed. The current proposals show how this wall would be reinstated but using acoustic insulated panels and plasterboard. As far as I am aware we have no explanation for these works of any assessment on the significance of this wall.

It is also proposed to open up the footprint of this floor by removing a wall adjacent to the staircase. Again, as far as I am aware we have no explanation of these works or how they might affect the understanding of the building's plan form.

Representations

In relation to the Full Planning application and Listed Building Consent the following representations were received:

AWDM/1400/23 - 20 reps, 15 objections, 4 support
AWDM/1401/23 - 19 reps, 15 objections, 4 support

It should be noted that the above figures include both multiple representations and those representations with the same comments for both the planning and Listed building consent applications, both in support of and objecting to the development. The representations received across these two applications are summarised below:

Support

- good asset for local community
- different customers for this type of establishment unlikely to increase existing anti-social behaviour related to other public houses in Tarring
- insufficient parking already, customers unlikely to drive so no change
- more appealing to a different demographic and would personally feel more at ease in this type of establishment rather than the male dominated current options
- an empty building is more likely to attract trouble than what is described as an up market wine bar establishment
- the applicant has reassured me as to how they would mitigate issues experienced in the past with other licensed premises - No live bands/significant amplified music, having a zero-tolerance policy to drinking on the pavements and intimidatory/anti-social behaviour.
- It's possible to provide a welcoming, inclusive space that, albeit licensed, isn't defined by alcohol and entertainment.
- with appropriate conditions, and open/continued engagement with residents, the applicant deserves the opportunity to provide the local community with an alternative to a traditional pub environment
- no sufficient reason why this would be out of keeping with the area
- wine bar would attract more sociable customers than existing venues
- can understand neighbour concerns but all opinions should be considered
- we would welcome a venue like this and would be ideal as a meeting place for bookclub
- the proposed establishment would be a considerable benefit to the Tarring community and in keeping with the "vibe" of the village.
- this new venue could go some way to boosting Tarring footfall and the local economy.
- Approving a wine bar in Tarring promises to be a catalyst for community enrichment. This establishment would not only elevate the village's social fabric but also create a welcoming space for residents to connect, fostering a sense of unity. Additionally, the presence of a quality wine bar could attract visitors, stimulating local economic growth and contributing to the village's charm and character.
- The proposal to open a wine bar and eatery would be complimentary to the existing businesses in the area and likely cater to a different demographic than the local pubs. There is nothing of this type closer to Tarring than Worthing town centre and in my view would be popular with the local community.

Object (amended plans)

- nothing in the amended documentation to alleviate my concerns, my objections are even stronger

- I find that my concerns for the adverse impact that the proposal would have on the community in general, and the occupant of No 4 High Street in particular, are only increased
- hairdressing chairs, a current source of noise pollution, are moved closer to flying freehold wall but no provision for sound insulation to this wall, effectively increasing existing noise pollution to No.4
- object to the proposed restriction of the right of way to the rear of No.4 and The Parsonage and subsequent adverse impact on Emergency and other access/egress, to both properties.
- incorrect responses on the application form - not currently vacant first floor currently in use as hairdressers - property has suffered flooding in the past and addition of 82 covers will further stretch existing system - employment, 1.5 FTE staff not sufficient for hairdressers and wine bar - right of way, states will not be altering pedestrian access but this will affect private right of way.
- rear garden to be used for dining/drinking will sandwich adjoining residence between two beer gardens, with a significant loss of amenity particularly at evenings and weekends, at odds with conservation and planning objectives
- converting the low-footfall commercial element into a high-throughput (82 covers + 'community room' break out area) drinking establishment with the attendant increase in noise, vehicular traffic and operating hours into the late evening - particularly in the open-air - will further radically change the nature of this part of the Conservation Area, with a corresponding lack of amenity for the community.
- applicant writes that he will include a zero-tolerance approach to street drinking, smoking, and pavement loitering. In my view, increasing the density of drinking establishments and adding pavement side open air service in such a condensed fashion flies in the face of that aspiration.
- Sussex Police response "My main concern with this application is the amenity of the surrounding local community who could be unduly disturbed late into the evening with the introduction of outside drinking & dining especially during the summer months if planning application is granted" If Sussex Police express concern, then I most certainly do as well
- previous conditions to safeguard amenity - The need for amenity safeguards is even stronger where significantly greater footfall is concerned, particularly when alcohol is served, I can therefore see no compelling reason for reducing the level of safeguarding that the Council saw fit to impose on a more benign application.
- nothing to address the issue of restriction of the established legal right of way which is imperative to the function of our business (The Parsonage). Creating 2 sets of gates does not create a thoroughfare, it creates restrictive access.
- We are aware that the planning committee do not consider the legalities of rights of way / access, but I think it is important for all those concerned in the granting of this application to be aware that the applicant will not be able to implement fully his proposal in full as per his application
- previous concerns not addressed other than shortening of hours
- neighbouring properties would still be at risk of being blighted by noise pollution well into the evenings With the best will in the world, unruly behaviour by patrons seated around the outside tables cannot be easily policed from within the establishment.
- The right of many neighbours, to the quiet enjoyment of their personal space would be negatively impacted if these proposals are approved

Object (original plans)

Inaccuracies in previous report

- Inaccuracies in previous officer report for AWDM/0646/15 and AWDM/1202/13 stating A) "The property is adjoined to the north by No 4 (a restaurant) and is faced on the other side of the High Street (west) by the George and Dragon PH." Additionally the Recommendations clause stated that "The site is adjoined by established commercial and community uses, and no residential dwellings are affected." No.4 is a residential property and is certainly affected and was incorrectly assessed as a restaurant in this previous document. Elsewhere the report refers to 'Northgate Place' which does not exist
- Condition 9 of the previous approval requires that all reasonable measures were to be undertaken to insulate the adjacent residential property at No 4 from noise disturbance. Having lived in the property for over two years, any action taken to reduce this loss of amenity has been ineffective.

Noise and disturbance

- excess of anti-social characteristics
- there have been occasions when music from the hairdressers has been left on all night
- I can hear music and conversation from the hairdressers and footfall and movement of equipment above my dining room and main bedroom
- In an area where problems (associated with the surrounding licenced premises) of noise, disturbance, littering and anti-social behaviour are not infrequent, the establishment of an additional outlet can only exacerbate these problems. The noise of patrons arriving, drinking outside and eventually leaving - together with potential noise from the music and any other events that may be held on the premises - will increase disturbance of the various surrounding residential areas
- increase in noise pollution
- current application offers even further loss of amenity, both internal and external, through the introduction of extended trading hours, music and events. Plans and Policies can change over time, but the need to safeguard the amenity for residents has not diminished. The upscaling nature of the proposed CoU far exceeds the limitations that the council felt the need to impose previously. This request to upscale is unsupportable.
- performance evenings will increase noise and disturbance for No.4
- Problems associated with the surrounding licenced premises of noise, disturbance, littering and anti-social behaviour, are not infrequent. The introduction of any additional licenced premises**,** particularly with provision for outside drinking for the first time, to this specific site would be a retrograde step, hardly sensitive or sympathetic to residents whose pillows are literally only a few feet away from the departing late-night pub clientele and are already unduly disturbed.
- To grant an alcohol licence, with extended trading hours and outside drinking is a radical, backward-looking change, and will lead to the High Street seeing even more anti-social behaviour; even more traffic and parking problems; even more night-time disturbance; increased potential for accidents; and even more localised noise pollution.
- noise issues from outside seating area will be a nuisance to local residents

- little thought given to the impact on our community and neighbours that live close by, the situation would become intolerable posing a threat to health and well being
- large groups drinking outside will cause disturbance to residents particularly in summer
- extended hours of business and group gatherings/music/functions will impact flying freehold
- increase in anti-social behaviour
- loss of privacy and potential noise disturbance for adjoining cottage
- amount of internal covers would potentially cause an unacceptable level of noise/disturbance to the adjoining cottage and at street level
- With increased numbers of customers will come an increase in general noise and disruption linked purely to their arrival and departure - whether this be on foot or by car / taxi.
- The former business at the Bake House was very much a day time concern, so less problematic in this regard, but the proposed opening hours of this new venture will mean that the additional visitors will be over and above the volume of existing custom of the three currently licensed premises. The additional visitors to this area may ultimately also be leaving the proposed new premises at virtually the same time as those at the other businesses, leading to more late night noise.
- Allowing the proposed outside covers would generate totally unreasonable noise levels for the direct neighbours in particular with no respite whatsoever if the license is granted for seven days per week.
- Policing customers that are sitting outside is always essentially going to be an impossible task for bar staff that are based inside.
- If other customers are sitting at tables on the outside terrace people will simply not smoke directly next to them. They will choose instead to step out onto the pavement, creating more background noise there than is already the case, and at the same time generating a potentially threatening physical bottleneck to general pedestrians.
- If this 'outdoors' aspect of the proposal is granted, I foresee residents being unable to open their windows on a hot summer day and to no longer have any quiet enjoyment whatsoever of their personal environment, for an absolute fear of unreasonable noise intrusion.
- People enjoying themselves in the outside area adjacent to Glebe Road will attract others to join them: how will numbers be monitored and controlled? If the weather changes and people want to come indoors, how will numbers be safely controlled to avoid overcrowding?
- increased use of the High Street from people who have been drinking
- It is a medieval building built to the standards of that time and noise is clearly audible in 4 High Street. However, external noise will also be transmitted to local neighbours causing a nuisance to us and our neighbours.
- Should the Planning Authority be minded to grant the permission, we would ask that as a condition that the applicant should be made to upgrade the party structure of the walls, floors and ceilings shared with the owner of 4 High Street, to an appropriate acoustic standard.
- External noise from the outside areas will also present a problem: we already experience noise from the Parsonage garden during the summer, so would expect increased problems from the use of the garden at No. 2, both from customer noise and music noise.

- We realise that amplified live and recorded music may be addressed by the Premises Licensing process (noting there is an exemption that will allow this type of music from 8am-11pm as long a premises has this type of licence, so basically no control once the premises achieves its "sale of alcohol" licence.)
- the applicant should have restricted use of the outside areas and provide a management plan to address the concerns raised.
- impinge on privacy
- extra footfall increases noise and litter which is already a problem

Existing provision

- already three licensed premises within 100m of site, two have parking and resident management on premises, neither of these attributes would be met by new wine bar.
- it cannot be argued that the establishment of a 4th licenced premises is desirable in either encouraging a diversity of business/trade within this residential area nor in providing any enhancement to the Conservation Area. In a national context there is a very clear decline in the consumption of alcoholic beverages
- public houses continue to close on a regular basis, inappropriate to permit another drinking establishment
- increase in footfall over and above existing provision, wide demographic already served
- Tarring village is very small and already overcrowded, could not support another drinking establishment in such a small space
- another bar is not necessary or suitable
- over saturation of licensed premises in what is already quite a busy commercial (but a fundamentally residential) environment.
- the applicant is hoping that their proposed offering will appeal to a totally different demographic to the customers of the three existing licensed businesses, which simply reinforces my view that the general surrounding area and the High Street itself will become busier in all aspects if approval is given
- The three existing licensed premises were all already essentially in place when most of the current residents of the High Street moved here, and a modest amount of disruption and noise has always been accepted as a result and largely tolerated. Adding yet another license can however do nothing but lead to a deterioration of those residents' current quality of life.

Suitability

- property is grade II listed, change to licensed premises with potential 82 customers in a listed building which has restricted space and inherent risks with both fire and public safety
- potential obstruction of right of way to rear
- layout and size of the historic building does not lend itself to accommodating large numbers comfortably or safely, the only toilets are upstairs via a steep narrow stairway, inaccessible to customers with limited mobility, property is unsuitable for wheelchairs or mobility aids. This is not unusual for older buildings but also means older buildings are not always suitable in an inclusive society
- this is not the right building for what is being proposed
- The applicant has stated in a public meeting that the proposed licensed business would not be economically viable without extensive use of the outdoor

space. The planning application shows that almost half of the maximum covers envisaged (36 out of a total of 82) will be accommodated outside, given the constraints of the internal space. As this outside space is located in a very prominent position abutting public pavements, a relatively busy through road, a crossroad/junction and two pedestrian crossing points, the requirement in this business model for heavy use of the outside space would inevitably bring a range of negative effects to the local environment.

- I would like to be able to support a new proposal of this nature, but unfortunately in this case I strongly believe that the nature of the building, its location and the business model as proposed by the applicant combine to make it totally unsuitable for use as a licensed premise. This property has proved over the last few years that it can operate as a successful village café and there seems no reason to suggest that this could not continue to be the case going forward
- this premises is wholly unsuitable as a late night drinking establishment.
- up to 46 internal covers are being suggested. I can only imagine that achieving that number would involve customers spilling into the 'community room' that is mentioned as being part of the internal re-design. In other words is the space in question being put forward as a genuine asset for the local community or is it simply going to be an occasional function room and essentially a strategic device to ultimately permanently be able to cater to a larger number of customers in order to maximise revenues (rather than primarily being the stated focal hub for local residents).
- The listed property is not suitable for use as a bar, the previous use as a coffee shop did not interfere with residents as majority of customers walked there and were not noisy.
- property is too small for proposed development
- aside from the obvious issues here with lack of parking, lack of adequate toilet facilities, potential additional noise pollution and anti-social behavior in this Conservation Area, I believe that the fact that this property has a flying/floating freehold shared with residential deems it to be a wholly unsuitable premises for a late night drinking establishment.

Traffic and Parking

- increase in traffic
- no parking for the proposal
- located at a crossroads to a one way street that is a dangerous rat run for through traffic which has led to damage to vehicles
- inappropriately parked cars blocking street, parking on pavement forcing pedestrians into street
- 82 covers will result in additional traffic, worsen environmental pollution to people and buildings in conservation area, with additional traffic fumes outside smoking and littering. Patrons travelling by car will exacerbate an already difficult parking situation, which is a constant problem for residents living in and around the High Street.
- problems caused by additional delivery vehicles: Given the narrow and restricted nature of Tarring High Street, together with the position of The Old Bakehouse on a busy junction, delivery vehicles requiring access to The Old Bakehouse will inevitably worsen these existing traffic and parking issues.
- car parking problems in the local area this issue will be further exacerbated
- existing pub customers sometimes leave cars parked on the road overnight, reducing parking for residents

- deliveries of foodstuffs and liquids to the existing garage (which is proposed for cold storage use), would be unsafe as it is on a narrow part of the road and next to a pedestrian crossing point
- trying to cross the road is a nightmare, more traffic will make this worse.
- the site of this establishment will cause a dangerous visual distraction to drivers travelling West to East coming around a blind corner from Church Rd where much of the traffic travels at great speed
- more traffic coming in to an already overwhelmed network of small narrow roads
- The Old palace opposite the site, has a small car park for use by those attending the community centre however we persistently suffer from unauthorised parking despite signage and which we struggle to manage at present and the proposal will only add to this problem

Health & Safety

- The Old Bakehouse is positioned on the corner of a busy junction, with a pedestrian crossing close by which is used by many children and young families on route to the local schools as well as other local residents, including the elderly. The additional vehicular and pedestrian traffic attracted by the new business will increase both health and safety risks, accentuated by the proximity of the external licenced areas to the relatively busy road/crossroads.
- customers sitting outside will be at increased risk from exhaust fumes
- additional environmental pollution will be a disaster.
- fire risk with exposed timbers and number of people
- risk to security with alcohol on show it may be a tempting target for break-ins
- narrow pavements and increased traffic may cause accidents
- Impact on health and wellbeing

Multi-purpose room

- use of multipurpose room by local community is a positive aspect of the proposal although the local community already has access to a number of meeting spaces, more likely to be used as additional space for drinking patrons or events that increase the number of patrons exacerbating resulting noise and disturbance issues. Flying freehold above No.4, a residential property.
- further potential for noisy activities by private groups

Listed building, character, conservation area

- neither appropriate or sympathetic to Conservation area or property itself
- The character and appearance of Tarring Village is special and unique within Worthing, and worthy of preservation and enhancement which I would like to keep protected for future generations
- neither sympathetic nor sensitive in a compact, principally residential Conservation Area.
- to protect, develop and celebrate our Conservation Area, we need a healthy balance of residential and commercial premises.
- The character and appearance of Tarring Village is in itself sui generis and worthy of protection, preservation and enhancement. Residents, businesses and the Local Authority have both a moral and legal obligation to make sure that the use of the term ‘conservation’ has real meaning. I think that the wine bar concept as described is an attractive one – but not in this shared footprint property, and not in this vulnerable location.

- A pub would lose the charm and character of The Old Bakehouse and devalue Tarring village
- any attempt at soundproofing 400 years old building is likely to be futile
- the heart of the conservation area should be protected
- This is a grade 2 listed building and should not be altered
- This would make it four drinking establishments in a CONSERVATION AREA and all within a very short distance of each other. The resultant noise, with drinking taking place in the outside area next to the pavement, together with traffic congestion, parking problems and distress to the residents of Tarring village puts a very heavy burden on the area which is a place of special interest.
- Surely there could be a more sympathetic use for this building which is part of a street of interest within Worthing.
- The outside drinking area would not be fitting in this conservation area
- As residents , we value the unique nature of one of the oldest streets in Worthing and wish to retain its historic appearance without the addition of a 'new' wine bar of which there are several others within walking distance.

Flooding

- There are already drainage problems in the village this development would only increase this

Other

- *It is a shame to lose a thriving cafe*

AWDM/0027/24 - 10 objections (3 comments relevant to Advert Consent)

- *not in keeping with listed building*
- *inappropriate for conservation area*
- *The character and appearance of Tarring Village is special and unique within Worthing, and worthy of preservation and enhancement*

Relevant Planning Policies and Guidance

Worthing Local Plan 2020-2036:
SP1 (Presumption in Favour of Sustainable Development)
SP2 (Climate Change)
DM5 Quality of the Built Environment;
DM13 Retail & Town Centre Uses;
DM15 Sustainable Transport & Active Travel
DM20 Flood Risk and Sustainable Drainage:
DM23 Strategic Approach To The Historic Environment:
DM24 The Historic Environment

West Tarring Conservation Area Appraisal

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Section 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of the Conservation Area.

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Regulation 3 of the The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 requires local planning authorities to exercise their powers under the Regulations in the interests of amenity and public safety, taking into account material provisions of the development plan and any other relevant factors.

Planning Assessment

Principle of Development

The proposal for partial change of use to Sui Generis would see the creation of a drinking establishment with expanded food to the ground floor while the first floor retains the existing use as a hairdressers. The proposal also includes a mixed use/community space at first floor which is anticipated to be used as a break out space for the hairdressers, for local community uses or as an additional space for patrons in combination with the drinking establishment.

Tarring village is not identified as a designated centre within the Worthing Local Plan and there are no applicable protective policies resisting change of use for buildings in this location. The principle of change of use can therefore be supported.

Reinstating use of vacant or part-vacant properties is encouraged to support and enhance the vitality and viability of an area. Given the location of the building in the heart of the village, the proposed use as a drinking establishment and continued use as a hairdressers is considered appropriate for the area, providing additional choice for residents and visitors, adding to the vitality of the area, supporting the local economy and attracting footfall to the benefit of other local businesses.

Given the current provision of a public house, opposite the site and a bar/restaurant to the north at 6-10 High Street (consent granted for conversion to residential) and the lack of any policies preventing additional such a uses in this location, it would be unreasonable to refuse the proposal based solely on the inclusion of a new drinking establishment. It is not the purpose of planning to stifle competition between existing or proposed businesses, nor can the problems associated with one establishment be placed upon another. The proposed use would be limited by the small size of the building, the earlier closing time and the type of experience offered.

There is no objection in principle to the proposed use and therefore the key considerations are the impacts on visual amenity, the listed building and conservation

area setting, residential amenity, parking and flooding. In addition, in relation to Advertisement Consent consideration must be given to public safety.

Visual amenity

The works proposed to the exterior of the building are limited to the replacement of a window with a door, repaving of the courtyard to the south, installation of a fence and gate between the building and the garage and external signage.

The door would utilise an existing opening and would reflect the style and detail of the existing door (west) ensuring the character of the listed building is preserved.

The new paving for the courtyard is to be agreed by condition to ensure that any replacement would improve the appearance of this area enhancing the setting of the listed building and surrounding street scene.

The proposed fence and gate would be set back from the south elevation of the building positioned between the rear wall and the side of the garage. The fence would be visible from the road but would match the existing close board fence to the other side of the garage and in this set back position would not compromise the setting of the listed building or harm the visual amenities of the locality.

The proposed advertisements consisting of hand painted lettering to the south elevation and applied text to the existing timber fascia to the west elevation, would be modest in appearance and would be of suitable scale, font and colour to complement the historic character of the listed building.

Impact on the Listed Building

- ***Listed Building Consent Application*** **AWDM/1401/23**

Works to the listed building for which listed buildings consent is required to facilitate the change of use are limited, with the most significant change being the alteration of a window to a door to the south elevation. The wall beneath the window has been altered over the years to accommodate utility meters etc. these past works have eroded the quality of this section of wall over time and therefore the impact arising from the loss of this small section of historic fabric would be minimal. The proposed door would be fitted within the same size opening as the existing window but would be extended down to form a doorway.

This alteration would not result in significant harm to the special interest of the listed building or compromise its character. The existing door to the west, facing directly onto the pavement, would be retained as existing but would be locked shut. The creation of a new doorway to the south would facilitate safer access for patrons in comparison to the door exiting onto a narrow section of pavement directly adjacent to the road.

All sound insulation will be non-invasive, installed between existing floor joists and timbers, using fixing methods that prevent damage to the structure or fabric of the building. Acoustic panels are to be wall hung similar to hanging a picture and would not result in damage to the fabric of the building.

Existing stud walls are non-original, later additions to the building and the removal or addition of stud walls would not affect the historic plan layout of the building and would be easily reversible in future.

Removal of the suspended ceilings and uncovering of the banisters would reinstate original features of the building, enhancing its character.

The works required to facilitate the change of use are minimal and would not harm the special interest or the historic integrity of the listed building.

Listed Building Comments

Comments received concerning listed building works are summarised in the representations section of this report, under the heading 'Listed building, character, conservation area' These acknowledge the importance and visibility of the building as part of village heritage.

Many of the comments refer to the use of the building, which is a matter for the consideration under the planning application. In terms of the listed building fabric, a comment states that it should not be altered as it is a Grade ii listed building, however, this objection does not refer to any specific part of the works, such as the changes to the first floor internal partitioning, repairs to lath and plaster ceilings or re-exposing of bannisters to the stairs.

Planning policies do not preclude such changes and restoration works provided they are not harmful to the building. In this case officers, including the Design & Conservation Architect, are satisfied that this is the case

The Worthing Society comments are broadly supportive, subject to consideration to be given to the style and detail of the new door on the southern elevation, so that it complements the period of this building. This has been achieved by the recent detailed plans, which are acceptable to Council's Design & Conservation Architect.

Impact on the Conservation Area

The application property is identified as a positive contributor to the Conservation Area. The West Tarring Conservation Area Appraisal refers as follows to the High Street:

This area's special architectural or historic interest stems from the retention of its medieval street pattern, with many of the present buildings dating back to this period.

Properties in the High Street are typically two-storeys with steep pitched roofs forming irregular terraces abutting the back edge of the pavement. A number of the buildings have medieval timber frames, although for the most part, these have been subsequently ' updated' with flint, brick and rendered facades. The street elevations are quite simple, having few projecting features, leaving the differing building heights, chimney stacks and window fenestrations, to give this road its unique character. Windows are predominantly timber sash, whilst the roofs are of slate, clay tile and some Horsham stone slabs.

There are no specific enhancement opportunities relating to the application property listed within the appraisal.

The proposal would not result in any substantial changes to the exterior of the building and those changes that are proposed are considered to preserve or enhance the character of the conservation area and would not detract from its setting.

Residential amenity

Policy DM5 - Quality of the Built Environment, requires that *a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should: viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);*

Residential properties close to the application site include 4 High Street, 6-10 High Street (recent consent for change of use from bar/restaurant to dwelling), Malthouse Cottage 3 High Street and 5 High Street to the north of the site and 1 Glebe Road to the east of the site.

The neighbour most affected by this proposal is the adjoining dwelling at No.4, this property shares a floating freehold with the application property. The floating freehold results in part of the ground floor situated below the residential accommodation at No.4 to the rear (east) corner of the building and part of the first floor extending above the residential accommodation at No.4 to the front (north) corner of the building.

It is noted that this configuration is unusual particularly combining a commercial and residential use and enhanced mitigation is required to ensure this neighbour is protected from noise in connection with the proposed use. This neighbour has reported concerns relating to noise transference as a result of the hairdressing use and is concerned that this issue will be further exacerbated by the proposed change of use.

The previous change of use for this property under application AWDM/0646/15 included a condition requiring all reasonable measures to be undertaken to insulate the adjacent residential property at 4 High Street from noise disturbance. A scheme comprising an acoustic mat layer beneath an underlay was put forward under the previous application however it is unclear whether this was ever implemented.

To address the current lack of sound insulation a detailed set of specifications and associated performance metrics for non-invasive treatments have been provided to reduce the impact of noise on the neighbour. These measures specifically target both airborne and impact performance as required by the EHO. The scheme consists of the following:

A specialist, closed cell acoustic underlay would be installed across the first floor multi purpose room and hairdressing areas in their entirety, as well as the adjoining

staircase. In addition, 100mm 60kg/m3 DFM acoustic insulation would be installed between the floor joists adjacent to the newly formed acoustic partition to mitigate risk of flanking noise from both ground floor, and first floor level, where the properties adjoin and the floating freehold arrangement is most prominent. The same DFM acoustic insulation would be used within the new acoustic partition but to a depth of 50mm given the existing timber uprights within which the wall would be formed.

Technical performance decibel (dB) information is referenced within the plans (airborne and impact) to demonstrate that the proposals would improve impact performance from 79dB to 48dB where shown (not including additional enhancements through respective textile/synthetic surface finish and acoustic LVT flooring), and airborne acoustic performance increased from 41dB to 55dB within the same areas.

To the ground floor sound insulation is to be provided by wall hung, Class A sound absorption panels, compliant to British Standard (BS EN ISO 11654:1997) consisting of 6 no. 0.8m x 0.8m Panels with a noise reduction coefficient of 0.90 or greater. These panels are to be suspended with non-invasive z-clip fixing or equal or approved alternative.

The proposed sound insulation would significantly enhance the current provision, insulating the walls and floors above, below and adjacent to the residential dwelling at No.4, thereby improving the situation for the adjoining neighbour. It is vital that the sound insulation scheme is implemented and verified by a sound test prior to first use as proposed and this can be secured by condition.

The impact of noise must also be considered in relation to the extended opening hours compared to the previous use. The trading hours for the previous use were 8.00 to 18.00 Monday to Sunday. The proposed opening hours have been reduced from the original submission (10.30 to 23.00 Monday to Sunday) and are now proposed as 10.00 to 22.00 Wednesday to Saturday and 12.00 to 20.00 on Sunday. The premises would be closed on Monday and Tuesday.

The additional impact on the neighbour at No.4 would therefore result from the additional opening hours from 18.00 to 22.00 Wednesday to Saturday and 18.00 to 20.00 on Sunday. The proposed hours are not considered excessive in relation to the use and are consistent with other similar uses approved within the District and differ from the typical later opening hours for general pubs, as in place at The George and Dragon pub opposite the site. Additional noise generated from later opening and use as a drinking establishment are compensated for through the proposed sound insulation.

Noise from the external seating areas must also be considered and the neighbours most affected by this aspect of the development are No.4 High Street and 1 Glebe Road, both of which are adjacent to the garden boundary. Hours associated with the external seating have been confirmed by the agent and would be restricted to 10.00 to 20.00 Wednesday to Saturday and 12.00 to 18.00 on Sunday/Bank Holidays.

These hours would be controlled by condition and would protect neighbours from external noise continuing late into the evening. Given the existing commercial uses in the immediate vicinity in close proximity to residential properties and with much later opening hours, the proposal is not considered to have an unacceptable impact on residential amenity, subject to strict compliance with the proposed conditions.

Music will be limited to indoor areas only and restricted to ambient background music that would not disturb adjacent neighbours. The managers will operate a zero-tolerance approach in relation to street drinking and smoking and pavement loitering, preventing anti-social behaviour that can be associated with use as a drinking establishment.

The application is considered to propose adequate measures to mitigate any potential impacts from noise and disturbance through the implementation of a sound insulation scheme as already described. In addition a noise management plan and arrangements for waste and recycling would be submitted and approved by means of a planning condition to identify main sources of noise and means of controlling them including no fruit/gaming machines or TV Broadcast, disposal of bottles and waste collection during daytime hours, placing of signage for patron and that noise complaints to be investigated by the applicant and the Management Plan reviewed if necessary. These would operate alongside conditions to control hours of us and are considered appropriate and proportionate in relation to the proposed use.

A balance is required between encouraging a new business venture that supports the local economy and provides an additional facility for the community and the need to safeguard amenity. Recent experience of small drinking establishments elsewhere in Worthing has not led to nuisance or anti-social behavior. Subject to the above controls, it is therefore considered that the proposed use could take place without giving rise to unacceptable detriment to the amenities of neighbouring residents.

Environmental Health have confirmed they can support the proposed scheme in relation to the proposed sound insulation and with regard to the extended opening hours, subject to post installation acoustic testing to verify that the noise attenuation objectives have been met.

Parking

There is no parking associated with the premises and this would not change. The site is in a reasonably sustainable location within walking distance of public transport links and on-street parking provision. WSCC Highways having considered the proposal do not anticipate that the change of use would lead to a material intensification of use or significant increase in vehicle movements during network peak times and is therefore not considered to result in an adverse impact on highway safety.

Existing local parking restrictions would prevent vehicles parking in places detrimental to highway safety. The lack of provision of car parking in connection with this use and in this location is therefore considered acceptable and there are no highways grounds to resist the application.

Floodrisk

The property and immediate vicinity have a history of shallow flooding and measures to alleviate this issue were implemented following approval of application AWDM/0646/15. The south courtyard surface was upgraded to pea shingle and paving slabs under this application in order to satisfy a condition requiring details and implementation of a surface water drainage scheme. The only element of the current proposal that has the potential to alter the current drainage provision on site is the replacement paving for the south courtyard area.

The proposed surface is slate effect paving however the specific details of this are to be agreed by condition and this can include coverage, materials and permeability. It is important to retain the permeable areas of the previously approved scheme to ensure there is no change to the current surface water drainage provision. Subject to a condition requiring further details of the proposed paving to be agreed the proposal would not place any greater demands on the existing drainage system.

Public Safety - Adverts

The advertisement regulations allow for the assessment of advertisements in relation to public safety. The factors relevant to public safety include such matters as the safety of persons using any highway, and whether the display of the advertisement in question is likely to obscure or hinder the ready interpretation of any traffic sign.

The signs are non-illuminated and do not project beyond the facade of the building and would not hinder pedestrians or traffic in the vicinity or cause a distraction to drivers on the adjacent highway.

There are no implications arising from the proposal from a public or highway safety perspective.

Sustainability

The development is located within a sustainable location and would bring back into use a partially vacant existing building ensuring maintenance and protection of the building in the future. The sustainable drainage scheme for surface water implemented under the previous consent would be retained or enhanced. The proposal represents sustainable development.

Other issues

Neighbours have highlighted the existence of a private right of way to the rear of the application building providing access for No.4 and 6 to 10 High Street and have raised concerns that access would be blocked by the proposed fence and gates to the rear of the building, impeding their access. The applicant has confirmed that access would be maintained for this purpose, through the gates proposed which would remain unlocked.

The right of access is essentially a private matter and not one that can be controlled or considered by planning. The grant of planning permission does not override civil law in this respect and the matter should be resolved between the applicant and relevant parties, and is outside the scope of these applications. No further consideration of this matter can be explored by planning permission.

Summary.

AWDM/1400/23: The proposed change of use is considered to add to the vitality of this part of this prominent site in the village centre and conservation area. In the overall planning balance, it is important that planning conditions are imposed conditions to control hours of use, including use of external areas and to ensure that adequate sound insulation and ongoing management are included. The proposed change of use is considered acceptable on these terms.

AWDM/1401/23 The Listed Building Consent application comprises the internal physical works, which are of low impact to the fabric and character of the building. The upper floor internal partitions, the soundproofing of walls and floors, associated repairs and the new external door are all considered in keeping and appropriate.

AWDM/0027/24 the Advertisement Consent application is also considered acceptable, following its amendment. External signage and hand painted lettering is sensitively designed.

Recommendations

AWDM/1400/23 - Full planning

APPROVE - **Subject to Conditions:-**

1. Approved Plans
2. Standard Time Limit
3. Opening Hours (For drinking establishment)
   Monday - Closed
   Tuesday - Closed
   Wednesday - Saturday - 10am - 10pm
   Sunday/Bank Holidays - 12pm - 8pm
   External areas - hours
   Wednesday to Saturday - 10am to 8pm
   Sunday/Bank Holidays. - 12pm to 6pm
4. Open drinks inside or within external garden only, no pavement drinking
5. Sound Insulation to be implemented, verified and maintained
6. Noise management plan
7. Background music only and no music or amplified sound in external areas
8. Details of surfacing for south courtyard, permeable
9. No primary cooking
10. Deliveries, collection, waste and recycling - only between 8am & 6pm on Monday to Saturday and at no time on Sundays or Bank Holidays
11. No more than 60 covers (internal and external)

AWDM/1401/23 - Listed Building Consent

APPROVE - **Subject to Conditions:-**

1. Approved Plans
2. LB Time Limit
3. Method of fixing first floor partitioning
3. Make good LB
4. Protect LB

AWDM/0027/24 - Advertisement Consent

APPROVE - **Subject to Conditions:-**

(Conditions 1-6 are standard national conditions).

1.No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to:
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
6. This consent shall expire at the end of the period of 5 years beginning with whichever is the earlier of (a) the date of commencement of the display or (b) 6 months from the date of this consent.
7. Approved plans.
8. Static, non-flashing illumination and illuminance levels to be as stated.