Development Management – Delegated Officer Report

Application Number: AWDM/1255/22 Recommendation: APPROVE

Site:Taxi Office, Shoreham-By-Sea, Railway Station, Brunswick Road, Shoreham-By-Sea

Proposal: Change of use of taxi office to coffee kiosk with new awning to front and extractor vents to rear

Date of Site Visit: 22nd September 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a small, single storey pitched roof building to the south side of the railway line adjacent to the entrance to Shoreham-By-Sea railway station. It was formerly a taxi office and is now vacant.

Consent is sought to change the use of the building to a coffee kiosk for takeaway coffee and snacks. The building has a door and a window on the front, a window on the side and is currently white with a tiled roof. It will remain the same in appearance and be repainted the same colour. An awning is proposed which is retractable to the front and there are two extractor vents to the rear elevation. The applicant has confirmed that no primary cooking is to take place at the site.

Consultations:

West Sussex County Council: The Highways Authority : - This proposal is for change of use of taxi office to coffee kiosk with new awning to front and extractor vents to rear. The site is located on Station Approach which is privately maintained road, subsequently these comments are for your advice only. Station Approach adjoins the publicly maintained Brunswick Road, a C-classified road subject to 30mph speed limit.
Access
No vehicular access is associated with this development. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.
Parking and capacity

No vehicular parking spaces are proposed to serve this development. The size of the café kiosk is unknown, however it is not unreasonable to assume that some parking provision would be expected. Weight is given to the fact that the majority of users of the café would likely be train commuters as such there would be a number of linked trips to the site. Given the existing permitted taxi office use and the sustainable location of site, the LHA do not anticipate that the proposal would result in a severe material increase in vehicular movements. The LHA acknowledges that the site is situated within Shoreham by Sea train station providing services to Brighton, London, Worthing, Southampton etc.
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.

Adur and Worthing Councils: Environmental Health Private Sector Housing: - No Comment

Public Health: - The extract system appears to be suitable for the reheating of food only, therefore a condition to limit to non primary cooking should be attached.

Network Rail: - Where does the drainage feed into? There is a risk that the existing drainage is not sufficient for coping with grease and coffee grounds, which causes issues at many stations. Are there plans to ensure correct waste disposal of these? Will the extractor vents cause any issues with either heat or unwanted aromas at the rear? Regarding access rights, the land is leased by Govia Thameslink Railway. Is the applicant aware the installation of the extractor fans may be problematic as there are no rights of access over the land to undertake any works?

Adur District Conservation Advisory Group: - It is felt that the repainting of the building would preferably be white to blend with existing properties. It was noted by members that there were no details of signage/graphics which they feel should be made clear with planners.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 11 and 15, 16, 17
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The site is close to the retail and commercial centre of Shoreham town and adjacent to the railway centre. The Change of Use of this empty building to a coffee kiosk would provide a business use which would contribute positively to the local area, adding to the vibrancy and vitality of the locality. Policy 11 of the Adur Local Plan encourages A1 retail and A3 food and drink uses within the town centre.

Visual amenity and Impact upon the Character and Appearance of the Conservation Area

The building will remain the same scale and general appearance as existing with awning proposed and vents for extracts, no signage is proposed here. A condition is attached to advise that consent is not granted for any signage and separate consent would be required in this case.

The repainting of the building will be in white to match existing. The applicant has confirmed that the awning will be black with white letters. It will be retractable as shown on the submitted drawings. The building is modest in scale and its proposed use will be suitable to this commercial location and will bring the currently redundant building into use. There will be no adverse impact upon the character and appearance of the street scene and local area. The Conservation Area will be preserved. The extract vents are to the rear of the building onto the railway line and therefore not clearly visible within the street scene.

Residential amenity

There are some residential properties nearby above commercial units however any noise, activity and impact of the associated activity will be no greater than already exists within this commercial locality and context of the railway station. The change of use is to a coffee kiosk with no primary cooking only reheated snacks. Therefore the extract will not result in an unneighbourly impact. The proposed opening hours are Monday to Friday 06:00 to 15:00 and 08:00 to 14:00 on a Saturday. These hours will be conditioned and will not result in any adverse impact within this locality.

Other Matters

Network Rail have commented above and advise that the drainage is not sufficient to cope with grease and coffee grounds. The applicant has advised that no fat or coffee will be disposed of in the drains; these will be removed with the waste.

The access rights for installation of the extractor fans are not planning matters, an informative is attached below to advise the applicant.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No primary cooking.
4. Awning shall be black with white letters and shall only be open during opening hours.
5. Hours of opening Monday to Friday 06:00 to 15:00 and 08:00 to 14:00 on a Saturday.

Is recommendation contrary to letter(s) of representation N

1. Proactive no amendment.
2. The land is leased by Govia Thameslink Railway, the applicant will need consent to gain access on the land to undertake works.
3. The applicant is advised that coffee and fat shall not be poured into the drains and shall be disposed of within the general waste.
4. No signage approved

Case Officer: Hannah Barker Date: 28th November 2022

Authorised by: Peter Barnett Date: 28 November 2022