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Consultee Comments for Planning Application AWDM/0538/26

1 message

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To: support.planning@adur-worthing.gov.uk

18 August 2026 at 15:08

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 18/08/2026 3:08 PM from Mr Nadeem Shad (nadeem.shad@adur-worthing.gov.uk) on behalf of Environmental Protection, Environmental Health & Licensing.

Application Summary

Reference:	AWDM/0538/26
Address:	The Grizzly Bear 33 South Street Worthing West Sussex BN14 7LG
Proposal:	Application to vary the conditions of planning permission AWDM/0960/16 for change of use to drinking establishment (as subsequently varied by AWDM/1779/19): Proposed variations to allow to allow recorded and acoustic live music to be played on the premises (condition 8); to vary the opening hours to between 10.00 and 23.00hrs (Monday to Thursday), 10.00 to 24.00hrs (Friday, Saturday and Bank/Public Holidays), and 11.00 to 22.30hrs (Sundays)(Condition 9); to allow customers to eat takeaway food on the premises (Condition 11); to allow the existing tables on the private forecourt area to remain fixed in situ (Condition 12); and to allow the front door to remain open until 22.00hrs daily (Condition 17).
Case Officer:	Jo Morin

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Comments Details

Comments:

The premises are located in a mixed residential and commercial area, with residential at first floor level either side and also opposite the site. This means noise from music and customers inside (and outside) is likely to adversely affect residential amenity.

Music was originally prohibited at the premises due to it being in close proximity to and physically connected to residential properties. The applicant acknowledged this at the time of the original change of use application in 2016, which is why their business model was subsequently modified to exclude music. This was later restricted in 2018 to non-amplified music only.

Amplified music is generally always louder than acoustic music. The applicant requests the term "no amplified music" be removed as it is confused with ambient music played through speakers. By definition speakers should not be being used and in doing so they are in breach of the current planning permission. I see no confusion, it is either amplified or it isn't.

The applicant provides no acoustic information confirming the suitability of the structure to accommodate amplified music. Neither does it identify any suitable noise levels within the premises which would allow for the provision of amplified music at a volume which is both viable for the operator whilst also not causing a loss of amenity to adjacent and nearby residents. The premises are likely to require significant acoustic improvement before amplified music can be permitted.

So a significant level of detail is required before we can be satisfied that the removal of "no amplified music" in condition 8 will not result in a loss of residential amenity. In my

view this can only be achieved by an acoustic impact assessment, carried out by a suitably qualified acoustician who can look at the premises and determine its suitability and robustness to contain music, recommend appropriate mitigation, set suitable internal levels, how to control these levels, etc. 'Suitably qualified' means someone who has met the qualification criteria to be a member of the Institute of Acoustics or the Association of Noise Consultants. This should be provided before any permission is granted.

Furthermore, allowing the front door to be left open later will only exacerbate music noise issues, so suitable alternative means of ventilation/cooling would be required.

Turning to the request to leave the doors open as late as possible, the requirement to shut the door at 21.30 was added because the premises are in close proximity to and physically connected to residential properties meaning a high risk of a loss of residential amenity from noise escape. This has not changed so we would not support any later.

We have no major issues with the consumption of take away food on the premises, provided the no primary cooking (no hot or cold food be prepared/cooked/heated up) requirements remain. It may however cause a litter issue if consumption outside is permitted.

The tables and chairs restriction was originally intended to reduce the noise impact on neighbours from patrons drinking outside affecting adjacent residents later in the evening. We have no objections to a change from 21:30 to 22:00 hours.

With respect to the proposed changes in operating hours, we have no objections to these in isolation.

So to summarise, our responses to the changes to the conditions applied for are as follows

Condition 8 - insufficient detail is provided with the application to determine that there will be no loss of residential amenity.

Condition 9 - we have no objections.

Condition 11 - we have no objections to the consumption of take away food provided this is not outside.

Condition 12 - the use of any outdoor seating should be prohibited after 22:00 hours and before 10:00 hours each day.

Condition 17 - We object to leaving the doors open later.

Kind regards