Adur District Council

Planning, Regeneration and Wellbeing

Mr Elijah Obadimu
ElCynthy Services
2 Norwich Drive
Brighton
East Sussex
BN2 4LA

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0719/11

Details of Development
CHANGE OF USE FROM PUBLIC HOUSE (CLASS A4) TO CLASS D1 (CHURCH/PLACE OF WORSHIP WITH ANCILLARY INTERNET CAFE, SNACK BAR/CAFE, AND RESIDENTIAL FLAT ON FIRST FLOOR)

Location of Development
THE PILOT STATION ROAD SOUTHWICK BRIGHTON WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 3rd November 2011.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
16/12/2011

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The use as a place of worship (part retrospective) is consistent with the objective of supporting the local community in the short-term while a temporary permission will avoid prejudicing wider regeneration objectives of improving environmental quality through redevelopment. There is no exposure to unacceptable risk from the hazardous substances site on the south side of the harbour. Having regard to the lawful use of the property and subject to imposing conditions, it is considered the proposed development can take place without unacceptable detriment to the amenities of nearby residential properties and without detraction from highway safety. However, in view of the temporary nature of the proposed use there is limited practical scope for improvement of the existing local urban environment. The proposed development would consequently not conflict with Shoreham Harbour Interim Planning Guidance, saved policy AG1 of the Adur Local Plan, and policies SP3, CC1, CC6, H1, H2, H4, H5, T4, BE1, S3 and S6 of the South East Plan.

Conditions

01. The use hereby permitted shall be discontinued permanently and the land and premises restored to their former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 December 2014.

Reason: *In order not to prejudice consideration of future proposals for the area having regard to Shoreham Harbour Regeneration Interim Planning Guidance.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Site Location Plan Date received: 3 November 2011
Drawing No. pa110 P101b Title: Proposed Floor Plans Date received: 3 November 2011
Drawing No pa110 P100a Title:Site Location, Block Plan and Existing Floor Plans Date received: 3 November 2011
Specification for existing kitchen ventilation system Date received: 3 November 2011

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

03. Within 3 months of the date of this permission details of a landscaping scheme to the main entrance forecourt area (as indicated on the approved plan) shall be submitted for approval in writing by the local planning authority. Thereafter the agreed landscaping scheme shall be implemented within 1 month of the approval of details.

Reason: *In the interests of visual amenity and the environment.*

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04. The premises shall be used only as a place or worship (with ancillary cafe/snack bar and internet cafe) and for no other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of highway safety and having regard to the objectives of the Shoreham Harbour IPG.*

05. The cafe/snack bar and internet cafe hereby permitted shall be incidental to the use of the property as a place of worship and shall not be operated independently or separate from the primary use of the premises within Class D1 of the Town & Country Planning Use Classes Order 1987.

Reason: *A more intensive use of the property would give rise to additional amenity and highway safety impacts.*

06. The ancillary cafe/snack bar and internet cafe shall not be open for trade or business except between the hours of 8.00 am and 6.00 pm on Mondays to Saturdays (only). All other activities associated with the primary use of the property as a place of worship hereby permitted shall cease by 12 midnight daily (except for one night-vigil per month and New Year's Eve Cross-Over Service).

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

07. There shall be no outdoor customer seating incidental to the use of the ancillary cafe/snack bar hereby permitted, or sale of hot food for consumption off the premises.

Reason: *To safeguard the amenities of the occupiers of nearby properties having regard to saved policy AG1 of the Adur District Local Plan.*

08. No arrival, reception or despatch of deliveries of any kind shall take place on the premises except between the hours of:-

8.00 am and 6.00 pm on Mondays to Fridays inclusive
8.00 am and 1.00 pm on Saturdays

nor at any time on Sundays or Public Holidays.

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

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09. The residential accommodation at the premises shall not be occupied other than by a person, or couple or family at least one member of which shall be engaged in the daily operation of the place of worship as pastor or minister-in-charge or other staff member of the church.

Reason: *The non self-contained residential accommodation would provide unsuitable living conditions for persons unconnected with the place of worship*

10. Within 3 weeks of the date of this decision provision shall be made for storing refuse and waste, including waste that can be recycled, in the position shown on the approved plan.

Reason: *In the interests of amenity.*

11. Within 1 month of the date of this permission details of cycle parking shall be submitted for approval to the local planning authority. Thereafter the cycle parking as agreed shall be implemented within 1 month of the approval of details.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with PPG13/PPS3.*