Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/1111/FULL

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

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

PROPOSAL: Variation of condition 1 of planning permission WB/09/0967/FULL for the continued use of part of the public highway for the siting of tables and chairs with no more than 3 tables and 3 chairs per table.

LOCATION : The Three Fishes 56 Chapel Road Worthing

DATE REGISTERED 19th January 2011

APPLICANT : J D Wetherspoon

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

GRANT PERMISSION subject to the following conditions:-

1. The use hereby permitted shall be discontinued on or before the 31st March 2014.

   Reason: To ensure any permanent scheme is compatible with guidance under preparation by Worthing Borough Council and the Highway Authority for alfresco eating and drinking in the town centre.

[redacted]

Dated : 16th March 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

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

   Drawing No P1108/91394/02A attached to planning permission WB/09/0967/FULL

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

3. The approved equipment is limited to the tables and chairs designs shown in Drawing No. P1108/91394/02A and boundary markers. No planters, patio heaters, or other chattels or equipment shall be stationed in the highway except by agreement with the Local Planning Authority. No A Boards shall be sited outside the envelope formed by the approved layout tor the tables and chairs and no further from any part of the front of the premises than one metre and not on any part of the highway which is not directly in front of the premises.

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

4. All the tables chairs and boundary markers hereby approved shall be removed by 5 pm on each day and stored inside the premises for the night and shall not be re-stationed in the approved area until 10 am the following day.

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

INFORMATIVES

1. The proposal is acceptable in principle in the town centre and the limited number of covers would not harm the visual appearance of the area, would not restrict unduly pedestrian movement; would not give rise to unacceptable neighbour amenity impacts or crime and disorder and accords with the relevant policies of the Development Plan. However, a temporary planning permission is appropriate to ensure any permanent scheme is compatible with guidance under preparation by Worthing Borough Council and the Highway Authority for alfresco eating and drinking in the town centre.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

   Saved Worthing Local Plan Policies 2003

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

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

3. The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01903 878500)to obtain any necessary formal approval and license from the highway authority to place the items within the public highway.