Expiry Date - 02/02/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1744/14 Recommendation – APPROVE

Site: Chesham House 124 South Street Lancing West Sussex

Proposal: Change of use of part of ground floor to coffee shop for community centre users with general public call-in

Date of site visit: 16/12/14.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a 2-storey contemporary building with a disabled access ramp and railing and set on the west side of the road in a local centre. The area is characterised by mix of uses with retail A2 and residential property close by. The use is D2.

The proposal is to provide a cafeteria with six tables and 24 chairs within the building at ground floor level for the use of existing visitors but also to allow members of the public to use it. It would cover 69.3 square metres of the ground floor would employ a staff member and would be open between 09.30 – 16.00 hours on Monday to Fridays. 4 no. parking spaces are available on the site to the south side. There would be no hobs or ovens and would involve use of a coffee machine and microwave only for pre packed Community Meals (formerly Meals on Wheels meals) currently used on site for Lunch Club.

The applicant has set out that: *The facility will be marketed to Social Services and other older people organisations. We will encourage older people to come along for a tea or coffee to access information and experience the atmosphere of Chesham House first hand. This will provide a much needed, gentle introduction, to all the services available that support vulnerable/disabled/older people to stay happy, comfortable and supported in their own homes. Thus reducing hospital admissions and relieving the strain on NHS services.*

Relevant Planning History None

Consultations:

Adur and Worthing Councils:
The EHO (Environmental Protection) no objections provided no cooking takes place on site.

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Representations:

Lancing Parish Council: No objection.

Relevant Planning Policies

Adopted Adur District Local Plan 1993–2006 (ADC 1996) (saved policies): AG1, ACS5
National Planning Policy Framework 2012

Planning Assessment

Principle

The principle of enhancement of community facilities is accepted for the benefit of the local population. Proposals that would contribute to social inclusion and promote a strong sense of local community are also supported in principle and by policy. Adur Local Plan saved policy ACS5 sets out that the District Planning Authority will support or permit proposals to develop, extend or improve community facilities within the built-up area subject to compliance with other policies in this Local Plan. Such facilities should incorporate appropriate provision for people with disabilities. It is against this policy that the application is primarily assessed.

The cafeteria would occupy a minor area in the building and its limited facilities would mean that it will constitute an element ancillary to the D2 use of the premises and would not amount to a material change of use.

Visual amenity

The proposed use would involve no alterations to the exterior of the current building and therefore there would be no adverse impact upon the character of the locality or the street scene.

Residential amenity

The limited scale of the proposed cafeteria and the absence of changes to the exterior of the building would mean that the proposal will be modest in extent and would form only a minor element in support of the facilities offered and conducted in the building. The footfall is not set out but given the limited hours of operation, and scale of activity for which the café will cater, any risk of harm to the living conditions of the neighbouring residents is likely to be minimal.

Access and parking

Four parking spaces are available on the site. Lancing rail station, is half a mile away principally to the north. The site lies close to bus routes.

Recommendation

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APPROVE

Subject to Conditions:-

1. Time limit
2. Approved plans: site location plan, block plan and existing and proposed floor plans received 8/12/14
3. Hours of use 09.30am to 16.00pm Mondays to Fridays only.
4. No primary cooking on the premises (other than microwaving of meals and serving of hot and cold non-alcoholic beverages).
5. The floor area of the cafeteria shall not exceed 70 square metres, it shall not provide more than 6 tables and there shall be no outdoor seating at any time.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: L Simmons Date: 21/1/15

Authorised by: Jo Morin Date: 26.01.2015