Adur District Council

Planning, Regeneration and Wellbeing

Miss Dayna Barlow
Cafe Cube
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Southwick
Brighton
West Sussex
BN42 4FJ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0693/13

Details of Development
CHANGE OF USE FROM RESTAURANT (CLASS A3) TO A MIXED USE UNDER CLASSES A3 (RESTAURANT AND CAFE), A4 (DRINKING ESTABLISHMENT) AND A5 (HOT FOOD TAKEAWAY). EXTENSION OF OPENING HOURS TO 8AM - 11PM MONDAY-SATURDAY AND 9.30AM - 9PM SUNDAYS AND BANK HOLIDAYS.

Location of Development
FIRST FLOOR 20 SOUTHWICK SQUARE 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 20th June 2013.

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
27/08/2013

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/0693/13

SCHEDULE

Reasons for Granting Permission

01. The change of use and extended opening hours will increase the viability of the business but does have the potential to cause disturbance to nearby residents and permission has therefore been granted for a temporary period only to enable the impact of the proposal upon the amenities of the locality to be properly assessed. Subject to no adverse impact being identified during the temporary period, the proposal would not conflict with the policies of the Adur District Local Plan (AG1, AS1).

Conditions

01. The use of the premises as a restaurant/cafe, drinking establishment and hot food takeaway hereby permitted, and for the hours specified in this permission, shall be discontinued permanently, unless otherwise approved in writing by the Local Planning Authority, on or before the expiration of the period ending on 28 February 2014 and thereafter the premises shall be restricted to restaurant/cafe use (Class A3) between the hours of 8.45am and 10.30pm Monday-Saturday (and not at all on Sundays or Public Holidays) as specified in Conditions 1 and 2 of planning permission ref. no. SW/29/92/TP.

    Reason: *To enable the Local Planning Authority to review the special circumstances under which this permission is granted having regard to saved policies AG1 and AS1of the Adur District Local Plan.*

02. The takeaway use (Class A5) hereby permitted shall only operate between the hours of 8am and 9pm on any day.

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

03. The premises shall not be open for trade or business as a bar/restaurant/cafe (Use Classes A3 and A4) other than between the hours of 8am and 11pm Monday-Saturday and 9.30am and 9pm on Sundays and Bank Holidays and all activity associated with the uses shall cease at the premises within half an hour of this closing time.

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.