Proposal, Site and Surroundings

Five separate applications have been made by Tesco Stores Ltd relating to the former Green Jacket public house, now vacant, occupying a corner site (0.15 hectares) located at the junction of Upper Shoreham Road with Eastern Avenue.

The former pub, originally a hotel, dates from the mid-1930s. It occupies a splayed position on the east side of the junction, and consists of a double fronted 2-storey, brick-built building with bay windows and single-storey elements wrapping round to the sides and rear. There is a raised timber deck attached to the rear (east) of the building, and a soft planted pub garden extends south of the deck. There is an electricity sub-station in the far south-east corner of the site. A tarmac car park on the south side of the building is served by a wide vehicle access from Eastern Avenue. The forecourt area in front of the building is also surfaced in tarmac, accessible both by vehicles from the main car park to the south and also directly from Upper Shoreham Road.

The site adjoins residential properties to the south and east and also Park Avenue public open space. There is a wide grass verge within the public highway on the east side of the junction of Upper Shoreham Road and Eastern Avenue.

Permission is sought for:-

Installation of ATM and associated service door within front elevation (AWDM/0554/12)

The proposed ATM machine (with external light and security camera) would be located on the front elevation towards the southern end of the building adjacent to the car park, facing Eastern Avenue.

External Alterations to the building including insertion of shop front, new security door at rear, infilling existing openings at rear and insertion of louvres within garage door opening (AWDM/0557/12)

Two shop windows are proposed (each 1.5 metres wide) re-using the existing door openings within the centre of the front façade. The existing arched fanlights with decorative glazing are shown as being retained above the new shop windows. The shop windows would be framed in white-painted timber, matching the existing.

The main entrance to the shop would be formed by creating a new opening in place of 2 existing windows (located between the above-mentioned arched doorways). The proposed glazed sliding doors, fanlight and side lights would be framed in grey aluminium and recessed into the opening (2.5 metres wide). The existing steps and ramps would be removed and the area immediately adjacent to the front entrance re-surfaced to achieve a flush threshold into the building.

Existing openings at the rear of the building are to be infilled in matching materials. A new security door is proposed in the south elevation (located under the existing external stairs) adjacent to the boundary with 223 Upper Shoreham Road.

Installation of non illuminated and externally illuminated fascia signs, projecting sign and gantry sign (AWDM/0565/12)

Advertisement consent is sought for:-

- An externally-illuminated twin-sided gantry (or totem) sign re-using the existing pub pole sign in the same position (just inside the low brick boundary wall within the forecourt, adjacent to the grass verge at the junction of Upper Shoreham Road and Eastern Avenue). The totem would be 5 metres tall. The sign would be 0.9 metres wide and 1.2 metres high comprising a blue metal box sign with 'Tesco Express' in red and white lettering, and '24h Cash' in white lettering on a red lozenge shape.
- Two non-illuminated fascia signs (2.9 metres wide and 0.7 metres high) located above the ground-floor windows on the bay windows (in place of the existing lettering in the same position). The signs would have a blue background with white lettering stipulating the shop opening hours.
- An externally illuminated fascia sign located above the main shop entrance (3.8 metres wide and 0.7 metres high). It would have a blue background with 'Tesco Express' in red and white lettering illuminated by slim trough light.
- An internally illuminated projecting sign sited above the proposed ATM machine (0.65 metres high and projecting 0.8 metres from the face of the building) with 'Tesco Express Cash' in red and white lettering on a blue background.

Installation of 6 no. steel bollards adjacent to front elevation plus 2 no. illuminated bollards within car park (AWDM/0566/12)

Four steel bollards (1 metre high) are proposed in front of the main shop entrance and another two are proposed in front of the ATM machine to act as deterrents to 'ram raiding'.

In addition 2 illuminated bollards are proposed within the car park adjacent to the southern site boundary.

Installation of plant equipment comprising 1 condenser and 3 air conditioning units, within enclosed fencing to rear of building (AWDM/0567/12)

A condenser (2 fan) and 3 air conditioning units (serving the sales floor and cash office) are proposed within a fenced enclosure (8.8 metres wide and 3 metres deep) sited immediately south of the raised deck within the rear garden. The enclosure would consist of 'hit and miss' timber fencing with

mesh below to a height of 2 metres. The application is supported by an acoustic report by KR Associates (UK) Ltd.

A supporting letter submitted with the applications states, as background, that the application site has a former historic use as a public house (Use Class A4), and therefore the proposed use of the building as an [Tesco] Express (Use Class A1) can be implemented under 'permitted development' rights and without the need for planning permission.

[A separate application has been made for a new premises licence under the Licensing Act 2003 for hours of opening and sales of alcohol between the hours of 06.00hrs and 23.00hrs daily. Following objections, the application is due to be considered at a Hearing on 2 July 2012.]

Consultations

West Sussex County Council:

AWDM/0554/12: No highway concerns

AWDM/0565/12: All of the proposed signage is situated away from the public highway and would not therefore have any consequences to users of the public highway. No objection.

AWDM/0566/12: From inspecting the plans it appears the bollards will be placed in locations which are under the control of the applicant. It does not appear that they will be placed in positions which will obstruct vehicle movements, visibility or impede turning on site. There would be no highway objection providing the two illuminated bollards do not exceed 800 candelas per square metre.

Adur & Worthing Councils: The Environmental Health Officer raises no objection in terms of noise (AWDM/0567/12).

Representations

Representations objecting to the various applications have been received from 23 residents in Buckingham Close, Elizabeth Road, Gordon Road, Greenways Crescent, Halewick Lane, Hammy Close, Old Fort Road, Park Avenue, Park Road, Parkside, Rosemary Drive, Slonk Hill Road, The Drive, The Kestrels, The Meadway, Upper Shoreham Road and Parkside Residents Association raising the following concerns (which have been summarised):-

(i) A Tesco store and ATM will increase traffic and increase the risk of an accident at this busy junction which is close to several local schools (one with a nursery) a doctor's surgery, Scout HQ, and a playgroup. Customer vehicles will be pulling in and out constantly with a high turnover which will be dangerous; even outside school hours there is a local park nearby with facilities for all ages and this development will add to the dangers of crossing the road;

(ii) Eastern Avenue is an advised route for goods vehicles from the Port businesses and a main route for lorries going to and from Dolphin Road industrial estate and additional traffic will add to congestion and cause a hazard to other road users;

(iii) The operation of the level crossing in Eastern Avenue results in vehicles queuing back to the Upper Shoreham Road and creates 'rat run' movements along Park Road and Park Avenue;

(iv) Traffic was rarely an issue in relation to the former pub as the main hours of use did not clash with arrival/collection times for nearby schools and nurseries or surgery times, whereas the proposed store will be busy at all times;

(v) Tesco customers unable to park outside the store may use the car park belonging to the doctor's surgery, which is already under pressure, and will add to existing congestion;

(vi) There is already an ATM at the Post Office in the nearby shopping parade, which offers a better personal service and is more conveniently located for local elderly people;

(vii) The location of the proposed ATM does not benefit from high levels of natural surveillance as purported, and overnight there is little likelihood of passing traffic acting as a deterrent to thieves;

(viii) This development will signal the end of the nearby Southlands shopping parade, including the small Post Office and also the shopping parade in Middle Road. There is a Tesco superstore nearby and this is pure greed by Tesco. This will destroy local businesses;

(ix) Increased traffic levels will affect the amenities of nearby residents;

(x) Parking is already a huge issue for residents of Park Road and the top of Eastern Avenue;

(xi) The development poses a threat to the small community café in the Park.

(xii) The additional customer traffic using Tesco, the ATM, car park and delivery lorries will seriously affect the safety of local people, especially children attending the nearby School. There should be a Public Inquiry into the safety issues of locating a supermarket at this dangerous junction;

(xiii) The underhand way in which Tesco has approached this development should be addressed; nobody should be able to railroad a project which has such obvious negative impact on an area. Greed is not an acceptable excuse. It seems Tesco are trying to monopolise everywhere – 7 outlets in Worthing alone – surely councillors do not want the same for Shoreham?;

(xiv) Is another supermarket needed here? There is a large superstore at Holmbush and a Co-op alongside;

(xv) Tesco is over-exposed and is saturating the market with cheap, globally-sourced food. There is only so much food people can eat and this development cannot create net new business or new jobs and will steal business from other local independent shops; the presence of a Tesco Express within a mile of its superstore will increase the homogenised, bland, clone-like appearance of the

town. There is neither commercial logic nor economic development sense to this proposal;

(xvi) The turnover of traffic with customers making short shopping trips will be very different to the former pub use;

(xvii) Only a few jobs will be created and these will be offset by all the jobs lost through the inevitable closure of the excellent shops in the local parade;

(xviii) The ATM raises the risk of bringing crime to the area as the risk of 'ram raiding' has not previously occurred.

(xix) The ATM may discourage customers from going into Shoreham and will take trade away from the town centre;

(xx) ATM will result in receipts and litter left on the floor;

(xxi) The ATM will result in constant illegal parking whilst customers 'pop in' to withdraw cash;

(xxii) Customers will be forced to park illegally or in nearby residential roads owing to the lack of provision on site;

(xxiii) It is hoped the exterior of the building can be saved;

(xxiv) Another Tesco shop front will do nothing for the area and make it look unappealing to visitors; The Green Jacket is an attractive building that will be cheapened and ruined by a Tesco shop front which are already a blight on many areas of the County;

(xxv) Tesco should concentrate their efforts on improving the store at Holmbush which is understaffed as shown so frequently by the number of closed checkouts;

(xxvi) The shop front will spoil the look of the building and be totally out of keeping with the area;

(xxvii) The site would be better used for low-cost housing given the lack of affordable housing locally;

(xxviii) The illuminated fascia signs are totally inappropriate to the surrounding residential area. The Green Jacket pub did not have similar signs;

(xxix) The building is a landmark building on this corner and to cover it with ugly, brash signage would be a travesty, ruining its design.

(xxx) The size of the lettering on the main fascia (40 cm high) is oversized compared to the side fascias (24 cm high);

(xxxi) The use of a gantry sign to advertise 24 hour cash will lead to chaos of further traffic and will be a hideous modern eyesore on a well-loved local building;

(xxxii) It is hoped the decorative use of plants on the front of the building will be continued;

(xxxiii) This town need not be a clone of every other town in the country and the horrific appearance of illuminated Tesco signs near the beautiful Buckingham Park will do nothing for the area;

(xxxiv) Air conditioning units are noisy and unsightly; it is hoped that the proposed plant equipment will not be an annoyance to nearby residents during night time;

(xxxv) The plant equipment will spoil the look of the area and the nearby well-used public open space;

(xxxvi) Another pub closed, the Green Jacket was part of the community but Adur District Council have approved for it to be closed down

and developed along with others such as The Windmill. The Council is out of touch with the community and ruining the area.

(xxxvii) A public opinion survey undertaken by Parkside Residents Association secured 40 signatures in opposition to the Tesco proposal (before being prevented from proceeding freely with the survey);

(xxxviii) The Council should consider imposing an Article 4 Direction to enable aspects relating to the proposed retail use of the property to be effectively controlled such as litter, with Tesco required to enter into a legal agreement to maintain litter clearance in public places within 200 metres of the store; opening and closing times restricted to between 07.00hrs and 23.00hrs with lesser hours on Saturdays and Sundays; hours of lighting of the signage restricted to when the premises are open for business; controlling the types of goods sold such as restricting bulk and cash alcohol purchases after 19.00hrs, restricting the number and timing of deliveries to the premises to 3 per day avoiding school arrival and departure times and no later than 20.00hrs daily; restricting illumination of bollards and ATM to low-level as is necessary for safety purposes but not to advertise the facility between 23.00hrs and 07.00hrs; impose controls limiting the range of goods sold to safeguard the viability of other valued community-based businesses such as the Southlands Post Office, grocery, newsagent. It would be in-keeping with Tesco's professed concern for the community if these controls were accepted willingly.

(xxxix) Concerns about the impact of the proposal on the safety of the junction have been expressed in writing to the Highway Authority along with the suggestion that highway regulatory measures should be imposed by the Highway Authority under the Highway Acts to obviate the dangers.

The Access and Mobility Group have made the following observations (which have been summarised):-

- Disabled car parking spaces should be provided as near to the entrance as possible;
- Colour contrasts, tactile surfaces, good lighting and manifestations should be provided on plain glass windows and doors (at 1.5 metres) to help visually impaired people.
- Doors should be wide enough for wheelchairs and level access provided throughout;
- There should be a low section of counter for wheelchair users;
- Confirmation on the height of the key pad for the ATM and card slot is required, along with confirmation of whether the ground in front of the ATM is flat as this can affect accessibility;
- The gradient on the ramp should be no more than 1:20.

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): SP3, CC1, CC6, T4, BE1
Adur District Local Plan 1993-2006 (ADC 1996)(saved policies): AG1, AB17, AB20, AB23, AB25
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The change of use of the former public house from Class A4 (drinking establishments) of the Town and Country Planning Use Classes Order 1987 (as amended) to Class A1 (shops) constitutes 'development' as defined in the Act, but is 'permitted development' by virtue of Class A, Part 3, Schedule 2 of the Town and Country Planning General Permitted Development Order (GPDO) 1995 (as amended) and does not therefore require the submission of a planning application. Planning permission is sought for various aspects of operational development associated with the implementation of the permitted use and for advertisement consent for signage which is not 'deemed' by virtue of the Town and Country Planning Advertisement Regulations 2007.

Consideration of the full effects of the permitted change of use would be material to the determination of the current applications were they considered to constitute enabling development. That is, if the permitted use could not be implemented without the development proposals currently under consideration being carried out. However, none of the development proposals (comprising the ATM, various external alterations, signage, bollards and plant equipment) are essential to enable the implementation of a shop use (Class A1) at this property (albeit not necessarily a Tesco Express). The current applications should be assessed in relation to the fall-back position, and therefore only the addition impacts arising from each of the individual development proposals are relevant considerations.

In this respect there is no objection in principle to the ATM machine which is consistent with the commercial use of the building, and its location on a main arterial road. Competition with existing nearby provision is not a valid reason for refusing permission.

There is no objection in principle to external alterations to the building, or minor development with the site curtilage, subject to there being no harm to the visual or residential amenities of the locality.

Similarly, there is no objection in principle to illuminated signage on the building in place of existing illuminated signage. Policy AB17 of the saved Local Plan required advertisements to respect the character and appearance of the surrounding area and to not create a danger or hazard to public safety.

Visual amenity

The existing building has no formal heritage designation and it is not located within a Conservation Area, but it is nevertheless a character building typical of the roadside architecture of the 1930s and derives some status as a landmark within the surrounding townscape by virtue of its imposing position on this corner site. It incorporates various character features, including bay and bow window elements, small-paned, timber vertical-sliding sash windows, bonnet tiles to hipped roofs set behind decorative parapet walls, chimneys and doors with arched heads and decoratively glazed fanlights. The building has been enlarged by single-storey additions at the rear, plus a raised timber deck with balustrading, but these elements are 'tucked away' from public view and do not detract from the original character of the building.

AWDM/0554/12

The proposed ATM is located on the south side of the front elevation within a single-storey 'wing' adjacent to the car park. There is no objection to the siting of the ATM, which would not be a dominant feature within the front elevation and would be accessible to customers arriving on foot and by car. It is proposed remove the existing steps up to the adjacent door to avoid obstructing access to the ATM. Although the arched fanlight would be retained the drawings show the threshold of the existing doorway would be lowered and a grey-coloured steel security door installed. The taller proportions of the security door, shown with an additional fanlight, would not respect the existing doors and the grey-coloured steel would be very utilitarian which would detract from the integrity of appearance of the building. It has been suggested that the existing door is retained and an alternative security measure (such as a steel shutter) is located within the room containing the ATM (which is isolated internally from the rest of the shop).

AWDM/0557/12

The developer has sought to retain as much of the existing character of the building as possible with only relatively small scale changes to the appearance of the building. The most significant alteration consists of the new shop entrance and proposed shop windows within the front elevation. The latter utilise existing door openings and incorporate the arched fanlights which are an important feature of the building. The proposed new entrance door is formed by creating a new opening situated between the outer edges of two existing windows. The modern-glazed sliding entrance doors would be slightly recessed so receding visually into the opening. By using existing window and door openings, the proposed shopfront alterations successfully integrate with the balanced proportions of the existing building. The submitted drawings lack clarity about small-scale detailing and some minor amendments have been sought to ensure the proposed new elements are successfully integrated and in-keeping with the quality of existing detailing.

The proposed louvres replacing the existing garage door would face south onto the car park and would not detract from the appearance of the building.

AWDM/0565/12
It is proposed to retain the existing lettering 'The Green Jacket' centrally positioned above the first-floor windows on the main front elevation, acknowledging the identity and history of the building, which is welcomed. The existing trough light would be removed.

The proposed externally-illuminated fascia above the main entrance is not excessively large, but its siting would obscure the existing window heads (which it is hoped will be retained above the new door opening) and brick-on-edge parapet detailing, which are features of the existing building. Externally-illuminated individual lettering in place of a fascia would enable these existing character features to remain visible and an amendment to this effect has been sought, along with slight revisions to the width of the non-illuminated fascia signs on the bays window (in place of the existing externally illuminated lettering).

The proposed gantry or totem sign would re-use the pole supporting the existing pub sign. The latter is externally illuminated and framed with a decorative wrought iron frame. In contrast the proposed totem sign is very plain and bland which seems at odds with the efforts made to retain the character of this building. It has been suggested that the existing decorative frame is re-used for the new totem sign and clarification of this is awaited.

The proposed internally-illuminated projecting sign would be located above the proposed ATM and is not considered excessively large or obtrusive in the context of the future use of the building.

AWDM/0566/12
The non-illuminated steel bollards are required to protect to the glazed shop windows and entrance door from 'ram-raiding' but, together with the 2 no. illuminated bollards in the car park, they are not large or particularly obtrusive features, and are preferable to more overtly visible security measures.

AWDM/0567/12
The proposed fenced enclosure, containing the floor-mounted plant equipment, would be located within the garden at the rear of the building, immediately south of the raised deck. Glimpsed views of the fenced enclosure may be visible from the car park, but this type of plant enclosure is not inconsistent with the character of the rear of commercial premises. The fence enclosure is sited very close to one of three larger conifer trees sited adjacent to the site boundary with 223 Upper Shoreham Road. The enclosure would not require foundations or extensive excavation and the tree(s) are not considered to be under threat or to make such a notable contribution to the visual amenity of the locality as to warrant making a Tree Preservation Order.

Residential amenity

It is expected that the use of the property as a retail shop will impact differently on the amenities of nearby residential occupiers compared to the former use as a public house, but the consideration of these applications should properly be confined to those aspects for which permission is expressly sought.

AWDM/0554/12
The ATM would be available on a 24hr basis and may generate some pedestrian and vehicular traffic when the retail shop is closed, resulting in the potential for activity within the car park late at night. In practice, the amount of traffic generated by the ATM is likely to be limited, with customers more likely to park as close as possible to the ATM and away from the boundary with the nearest property in Eastern Avenue, No.154. Some degree of late night activity was generated by the former use of the premises as a pub (licensed between 06.00 hrs and 00.30hrs Monday to Saturday and 12.00hrs to 23.20hrs on Sundays).

AWDM/0557/12
Other alterations to the external appearance of the building involve blocking-up existing openings at the rear of the building which previously provided customer access onto the raised deck and pub garden. A new security door in proposed in the south elevation in proximity to the common boundary with 223 Upper Shoreham Road. It is discreetly positioned under the landing of some existing external steps and is not intended for customer use. Occasional activity associated with the use of this door is unlikely to have significant impact on the residential amenities of the nearest neighbour (compared to the former use of the pub garden and raised deck within 1.8 metres of the common boundary with the neighbour's garden).

AWDM/0565/12
It would be reasonable to impose a condition requiring the shop signage to be illuminated only when the shop premises is open. [Notwithstanding the hours stipulated in the licensing application, no details of the proposed shop opening hours have been provided with any of the submitted planning applications. A condition seeking to control the hours of opening of the shop would not meet the tests set out in Paragraph 206 of the NPPF which stipulates that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.]

AWDM/0566/12
The 2 no. illuminated bollards within the car park would not project above the height of the adjacent boundary fence with 154 Eastern Avenue to the south. A condition could be attached requiring the bollards to be illuminated only while the shop is open for business.

AWDM/0567/12

Information submitted with the application for the plant equipment at the rear clarifies that the 2 air conditioning units serving the shop floor provide both cooling and heating to maintain a pre-determined temperature and operate during trading hours only (not through the night). The air conditioning unit serving the cash office/server room is programmed on a rolling cycle and cuts in and out on demand 24hrs a day. The condenser unit would operate continuously. In terms of noise emissions the acoustic report submitted with the application concludes that resultant noise levels from the proposed plant equipment is unlikely to give rise to complaints from local residents. This conclusion is accepted by the Council's Environmental Health Officer.

Accessibility and parking

It is expected that the use of the property as a retail shop will give rise to a different pattern of vehicle movements and demand for parking compared to the former use of the public house. As stated previously, consideration of the highway safety aspects of the development should properly be confined to those elements for which permission is expressly sought.

AWDM/0554/12
In this respect it is accepted that the proposed ATM will generate demand both from customers of the retail shop, and others not intending to use the shop. However, the property benefits from parking on-site (at least 12 spaces) and the Highway Authority has not raised any objection to the proposed ATM (or the other development proposals for which permission is sought) on highway safety grounds. It is worth pointing out that that the ATM located within the nearby shopping parade does not benefit from on-site parking provision. Parking is available within a lay-by serving several other commercial shops and businesses within the parade.
The other applications do not generate highway safety issues.

Other Issues

The Parkside Residents' Association has suggested making an Article 4 Direction to remove 'permitted development' entitlements permitting the change of use from Class A4 to Class A1. Article 4(1) of the GPDO allows a local planning authority to give a Direction that 'permitted development' entitlements shall not apply where it is satisfied that it is expedient that development described in any Part, Class or paragraph in Schedule 2 would be prejudicial to the proper planning of the area or constitute a threat to the amenities of the area and should not be carried out unless permission is granted for it on an application. However, it is not appropriate to use provisions allowed under Article 4(1) to frustrate a particular development (or developer) on any particular site unless such action can be justified on the basis of exceptional circumstances where there is a real and specific threat. The property has no formal historic designation and is not located within a Conservation Area, the permitted use will give rise to a different pattern of vehicular traffic movements and parking and will impact differently on the

amenities of neighbouring residential occupiers, but having regard to the commercial character of the former public house use these circumstances are not considered sufficiently exceptional to warrant removing existing permitted development rights.

It is worth pointing out that the landowner would be entitled to claim compensation for abortive expenditure and any loss or damage caused by the loss of permitted development rights.

Recommendation

AWDM/0554/12

SUBJECT TO THE RECEIPT OF SATISFACTORY AMENDED PLANS FOR THE PROPOSED SECURITY DOOR, APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Adur District Local Plan (AG1) and the South East Plan (CC1, CC6, BE1, T4).

Subject to the following conditions:-

1. Standard time limit 3 years
2. Approved Plans

AWDM/0557/12

SUBJECT TO THE RECEIPT OF CLARIFICATION OF THE DETAILING OF THE PROPOSED NEW DOOR OPENING, APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AB17, AB20) and the South East Plan (CC1, CC6, BE1).

Subject to the following conditions:-

1. Standard time limit 3 years
2. Materials, colours and external finishes of new doors and shop front to be agreed
3. Approved Plans

AWDM/0565/12

SUBJECT TO THE RECEIPT OF SATISFACTORY AMENDED PLANS FOR THE PROPOSED GANTRY (OR TOTEM) SIGN, AND EXTERNALLY ILLUMINATED AND NON ILLUMINATED FASCIA SIGNS, GRANT CONSENT subject to the following conditions:-

1. Standard advertisement conditions 1-6
7. The advertisements shall only be illuminated during the hours that the premises are open for business.
8. The existing lettering 'The Green Jacket' above the first-floor windows of the central front façade shall be retained.
9. Approved Plans

AWDM/0566/12

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Adur District Local Plan (AG1) and the South East Plan (CC1, CC6, BE1, T4).

Subject to the following conditions:-

1. Standard time limit 3 years
2. The illuminated bollards shall only be illuminated during the hours that the premises are open for business.
3. Illumination levels of each bollard shall not exceed 800 candelas per square metre.
4. Approved Plans

AWDM/0567/12

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1) and the South East Plan (CC1, CC6, BE1).

Subject to the following conditions:-

1. Standard time limit 3 years
2. Approved Plans