~~P.C 30/8/07~~

Expiry 28/9/07.

Development Control – Delegated Officer Report

Application Number: ADC/0472/07 **Recommendation – Permit Application**

Site: **3 Church Street Shoreham-by-Sea West Sussex BN43 5DQ**

Proposal: **Change of use from A1 (Travel Agents) to D1 (Holistic Centre) no elevational changes**

The Application

The application premises comprise a double fronted terraced property which is located on the southern end of Church Street in close proximity to the High Street, with Shoreham Town Centre. The property as existing has A1 use as a Travel Agent however when viewing the property from the street it has no commercial frontage and is residential in character. The use was previously residential.

The premises are set out over two storeys and there is an existing lean to single storey extension to the rear. It is proposed to change the use of the building to D1 for a holistic centre. No changes are proposed to the externals of the buildings, a reception area, stationary, rest room is proposed at ground floor level with two treatment rooms at first floor.

To the south of the site is the High Street, the main commercial area of Shoreham. There are some other commercial properties opposite the site in Church Street and adjacent however Church Street continues to the north and is predominantly residential.

Consultations and Representations

County Highways Authority: - No objection – Given the town centre location, availability of local car parks and accessibility by a choice of transport modes, no highway objection is raised.

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2004): LOC1, NE9, ERA1, CH4, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP7, AB4, AB14, AS1, AT12-13.
The Adur Development Plan 'Submission Core Strategy' (ADC 2007): STC1, STC3, ENV10
PPS1 ' Delivering Sustainable Development' (ODPM 2005)
PPS6 ' Planning for Town Centres' (ODPM 2005)
PPG13 'Transport' (DTLR 2001)
PPG15 'Planning and the Historic Environment' (DoE 1994)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

The main concerns are the effects of the proposal on the vitality and viability of the shopping centre, on the residential amenities of living accommodation in the vicinity, on the character of the Conservation Area, plus access and parking considerations.

Structure Plan policy NE9 states that permission should be granted for development within existing town centres which reinforces and helps them to adapt their vital role in acting as focus for a wide range of activities including retailing, leisure, cultural, business and residential uses. CH4 requires development with Conservation Areas to preserve, and where possible, enhance the area.

The premises are within Shoreham town centre where Local Plan policy AS1 specifically applies. AS1 states that permission will be granted for shopping and food and drink purposes falling within use classes A1 and A3 subject to compliance with criteria including no loss of amenity to nearby residents, and on-site parking and access arrangements being acceptable. It also states that "development which involves the loss of existing shopping provision (Use Classes A1 and A3) will not be permitted if the proposal is likely to detract from the character and vitality of the area". Policy AB14 states that every opportunity will be taken to maintain and enhance the economic vitality of town centres and new shopping development will be encouraged but must be sympathetic to the location. AP7 states that, in the interests of minimising pollution, conditions will be imposed relating to industrial or other processes to control pollution and limit noise, etc, taking into account distance from dwellings and remedial measures, but that those uses likely to have unacceptable effects will be refused.

PPS6 'Planning for Town Centres' stresses the Government's objectives of promoting vital and viable town centres and states that development should be focussed in existing centres in order to strengthen, and where appropriate, regenerate them. Local Authorities should still take into account local issues

and material considerations when assessing planning applications and these may include physical regeneration, employment, economic growth and social inclusion. PPG24 (Annex 3, para 20) however states that fast food activity often peaks a late hours and the attendant problems of noise made by customers in the vicinity should not be underestimated.

Residential Amenity

It is not considered that the proposed use will have any adverse impact on the residential amenities of the occupiers of the adjacent properties. The site is located with Shoreham Town Centre adjacent to the High Street where there is already an element of noise from passing traffic and from pedestrians within the street. The proposed use is likely to generate a low level of customers per day due to the nature of the business, the applicant has stated that there is not likely to be more than 6-8 customers per day. The proposed hours of opening are 10:00am -08:00pm Monday- Saturday it is considered that the low level of visitors by appointment only will be acceptable within these hours and will not have any impact on the occupiers of the adjacent residential properties.

Effect on Shopping Area

Policy STC1 of the Adur Development Plan Submission Core Strategy states that the viability and vitality of Shoreham town centre will be enhanced through 'ensuring the prominence of shops on key street frontages.'

As stated earlier the site is located within a street set back from the High Street which is mainly residential. The premises as existing and as previously used did not have a commercial frontage and the travel agency business was mainly office based with clients visiting with no general public 'off the street' customers. It is therefore not considered that the loss of the Class A1 retail use in this case would have a noticeable effect on the shopping frontage or vitality of this part of the High Street.

Highway Issues

There is no off street parking provided in relation to the proposed use at this site, however some cycle parking is provided. It is stated that 2 members of staff will be employed and there are expected to be 6-8 by appointment only clients per day. The Highways Authority have no objection in this case due to the sustainable location of the site within the town centre were there is availability of local car parks and accessibility by a choice of transport modes.

Visual Amenity

There are no changes proposed to the external appearance of the building therefore there will be no adverse impact on the visual amenities of the area or the conservation area.

Recommendation

APPROVE for reason that :-

The proposed development would preserve the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, the vitality or viability of the shopping centre and highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AP7, AB4, AS1, AT12-13) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE9, CH1, CH4, ERA1, DEV1, DEV4-5)

Subject to: -

1. C1Ci
2. The premises shall not be open for trade or business other than between the hours of 10:00am-08:00pm Monday to Saturday.
   Reason; - In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.
3. The premises shall be used only for a holistic centre and for no other purpose within Class D1 of the Schedule of 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 amenity and to comply with policy AS1 of the Adur District Local Plan and policy LOC1 of the West Sussex Structure Plan.

Case Officer... Baker ..... Date... 31/8/07.

CJ 4.9.07