



Arun District Council
 Maltravers Road
 Littlehampton
 West Sussex BN17 5LF
 Tel: 01903 737756
www.arun.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

37

Suffix

Property Name

Address Line 1

Tarrant Street

Address Line 2

Address Line 3

West Sussex

Town/city

Arundel

Postcode

BN18 9DG

Description of site location must be completed if postcode is not known:

Easting (x)

501743

Northing (y)

107037

Description

Applicant Details

Name/Company

Title

Ms

First name

Jenny

Surname

Le Page

Company Name

Juniper Arundel Ltd

Address

Address line 1

Old Lyminster House

Address line 2

Church Lane, Lyminster

Address line 3

Town/City

Littlehampton

Country

United Kingdom

Postcode

BN17 7QJ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposed works include the addition of an open plan kitchen area on the ground floor of the property. The kitchen will include two sinks, one domestic-sized extraction unit (which will expel out into the external side passage of the building), one Rational oven, one coffee machine, fridges, a refrigerated counter and work counter space. In the rear of the ground floor will be a pot wash area with a sink, dishwasher and glass washer. In the basement, directly under the ground floor lavatory we propose to install a second lavatory and a rack master oven for bread baking, a sink and more work counter space, some fridges, freezers and a domestic oven. The rest of the basement space will be used as storage. The front door to the property will be re-hung to swing open in the opposite direction (opening the the right).

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The property currently exists as a hairdressers, which is in Class E. Our proposal is to install a cafe, which is also in Class E. Our business (Juniper) currently occupies the premises at 31 Tarrant Street and we are expanding the business to serve more customers and improve the offering we make to our loyal clientele. We are keeping the kitchen equipment and usage to a domestic scale (not installing large machinery or deep fat fryers). Having an open kitchen in the dining area is a key part of our business, to be small and intimate and create a homely feel for our customers and allow us to communicate with the community. The machinery to be installed is listed above, we will be baking bread and cakes, making fresh quality food as well as producing an offering of preserved & jarred items for take-away sale. The cooking style will be modern bistro, with emphasis on quality produce with delicious flavour using the skill of our chefs. We aim to be open during the day on Monday to Saturday (8.30-4), as well as two evenings a week on Friday and Saturday (6-11).

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Currently there is a hairdressing salon at 37 Tarrant Street, which is still trading (today's date is April 22nd 2022).

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The current tenants (Gilded Pleasure) have lawfully traded as hairdressers for more than 8 years. I presume they acquired the appropriate change of use to permit their business to be lawful.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

We will be submitting plans of the proposed changes to the building use with this application. The building (37 Tarrant Street) is not listed and the works have not already been carried out so it is our understanding that this form is the correct procedure for applying for the necessary planning decision.

Select the use class that relates to the existing or last use.

Other

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other (please specify)

Class E (Hairdresser).

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other (please specify)

Class E (cafe).

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Because it allows an existing, thriving business currently serving the Arundel community and foreign and domestic visitors to the town to expand its offering and quality. Currently trading on Tarrant Street, we were looking for a familiar space that was not too far away from our current site. Occupying 37 Tarrant Street allows us to create a larger space, cook and bake more food, and prepare fresh produce. With Arundel being a small town, the choices for expansion are limited and this is a great opportunity to build a space that works for us and the community. We are working on a rather small scale in the current premises so are very confident in our ability to offer something exceptional and more ambitious whilst not being a disturbance or nuisance to neighbours. We all have experience in the hospitality industry and have a vast understanding of the responsibilities involved with the running of an establishment.

Our proposed development does not include any major structural changes and we will not be altering the essential character of the building, we simply want to use and enhance it to create a sophisticated, welcoming space for everyone to enjoy.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Title

Mr

First name

Jon

Surname

Justice

Phone Number

[REDACTED]

Email

[REDACTED]

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Harry

Surname

Chalk

Reference

[REDACTED]

Date (must be pre-application submission)

19/04/2022

Details of the pre-application advice received

Harry indicated that the application should proceed without too much trouble as we are simply moving from a Class E to Class E use. The only problems that could occur were if we were making changes to the external building (we are not) or if there are any development restrictions on the property in question.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

I am currently a Parish Councillor on the Lyminster and Crossbush Parish Council.

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☒ Lessee
☐ Occupier
☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

Mr Jonny Lower owns the building. We have informed him that we are applying for Certificate of Lawful Development. Probably best to contact him via the commercial property agent, Jon Justice, from Michael Jones.

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Felicity Chadwick

Date

22/04/2022

