

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	21 December 2020
LOCATION:	Woodies Newsagents, The Square, Angmering, BN16 4AE
SUBJECT:	A/189/20/PL Provision of permanent outside seating & awning. This application may affect the setting of a listed building, affects the character & appearance of the Angmering Conservation Area & is in CIL Zone 2 (Zero Rated) as other development.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the provision of a permanent outside seating area with awning. The site is located on High Street, a C-classified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) previously provided comments for this application, dated 15/12/2020, requesting additional information.

The applicant has submitted amended plans; consequently, the LHA has been re-consulted. Following an inspection of the amended plans, the LHA raises no highway safety concerns for this application, subject to the below comments and informative:

The proposed seating area appears acceptable in highways terms. The seating area will leave sufficient space as to not obstruct pedestrians using the footway in this location. The seating area will be situated within publicly maintained highway; therefore, the items placed within the public highway are not to be permanently fixed and are to be removable. This is to permit the maintenance of the public highway and to ensure that a permanent obstruction does not result.

If Planning Consent is approved, a separate Licence agreement will be required to be entered into with the Local Highway Authority (LHA). The LHA advises the applicant to contact the Local Area Office to obtain a formal highway licence for the proposed outdoor seating area. It will be a requirement of the highway licence that tables and chairs must be removed from the highway each night and only placed out at times stated within the licence agreement.

In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Tables and Chairs

The items placed within the public highway are not to be permanently fixed and are to be removable. This is to permit the maintenance of the public highway and to ensure that a permanent obstruction does not result.

Kyran Schneider
West Sussex County Council – Planning Services