

Recommendation Report for Planning Permission

REF NO: A/52/20/PL

LOCATION: The Enchanted Florist
The Square
Angmering
BN16 4AE

PROPOSAL: Change of use from florist (A1 Shops) to barista coffee house/micro-bar (A3 Food & Drink & A4 Drinking Establishments). This application affects the character & appearance of the Angmering Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposals are for a change of use only of the existing premises.
SITE AREA	Approx. 29 sqm.
TOPOGRAPHY	Gently sloping front to rear of site.
TREES	None of any significance on or directly adjoining the site.
BOUNDARY TREATMENT	Unenclosed, open frontage with courtyard area to ground floor retail unit.
SITE CHARACTERISTICS	The site consists of a ground floor retail unit (A1 use), which is currently vacant, its last use being as a florist ('The Enchanted Florist') and its use before that being a newsagent ('Woodies News'). The site includes a small separate WC, with a separate door off the front courtyard area in front of the shop. There is a ground floor residential flat behind the shop, and a first floor flat above. The building has been identified as a Building of Special Character.
CHARACTER OF LOCALITY	The premises is located within the Built-Up Area Boundary of Angmering Village. It forms the end unit, on the corner between the southern and eastern side of the High Street, and it terminates a small strip of commercial premises (including offices, estate agents, picture framers, a Co-op) which fronts the High Street and Water Lane. There is a mixture of commercial and residential uses, and a mixture of building styles, within a village setting. The site is within the Angmering Conservation Area, and also an Archaeological Notification Area.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Objection:

- Highway safety, especially narrow path to side of premises, groups of people gathering in front courtyard area may force people into road.
- Effect on neighbouring occupants from smell and noise (including from smokers and those leaving premises and congregating outside), potential blocking of fire exit and entrance to flat from people congregating outside/when deliveries are made.

Arun District Conservation Area Advisory Panel (ADC CAAP):

Objection:

- Highway safety concerns for people gathering outside venue, due to corner location of site at bottom of steep curved hill and issues with passing traffic which may mount courtyard area outside premises.
- Noise generated by customers until closing time in evenings.

7 letters of objection:

- Noise impacting nearby residents from deliveries and use of the outside area by drinkers.
- With social distancing required for the foreseeable future question how this will work for this premises, people will have to congregate outside.
- Litter from smokers.
- Limited parking available.
- Another pub/coffee shop is not needed in the area.
- Premises was not marketed for retail with a recognised commercial agent for any length of time.
- Other uses such as a hardware shop, cloths shop, whole food shops, book and coffee shop more needed by village.
- Unsuitable in Conservation Area.
- Proposed name of the new venue 'Old Wilkie' has no historical link to the former Red Lion PH on the site, and should not be used.

11 letters of support:

- Provides new venue for people in village. Great addition to local area. Will bring community together and be a community asset.
- Quality cask or keg beer and coffee would be popular amongst villagers. Village currently limited in this respect.
- Would enhance the street scene.
- Would boost footfall to other specialist shops either side of the Square.
- Should support local independent businesses.
- Provides alternative to those not wanting to drink in pub, smaller, quieter and more intimate.
- Will not be disruptive to nearby occupants.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted, and addressed under Conclusions section of this report.

As this application does not involve the creation of new commercial floorspace it can be decided under delegated officer powers notwithstanding the objection raised by Angmering Parish Council.

Officer response to following comment:

- Proposed name of the new venue 'Old Wilkie' has no historical link to the former Red Lion PH on the site, and should not be used.

(Officer response: comment noted, however, the proposed name of the new venue is not a material planning consideration).

CONSULTATIONS

Economic Regeneration

Conservation Officer

Environmental Health

Engineers (Drainage)

Engineering Services Manager

Archaeology Advisor

Environment Agency

CONSULTATION RESPONSES RECEIVED:

ADC ECONOMIC DEVELOPMENT:

No objection.

The property has not been marketed for any length of time with a recognised commercial agent. This would normally be required to establish if the retail use is no longer viable. Ordinarily would request further marketing by a commercial agent. However, given the current situation (pandemic) and the future of retail, there is no objection to the current application.

ADC ENVIRONMENTAL HEALTH:

No objection in principle, subject to tight controls through planning conditions.

There is potential for the proposed micro-pub use to create nuisance (noise, odour, light) and generate small-scale anti social behaviour (ASB). Suggest range of planning conditions (including; opening hours, adherence to Management Plan, delivery hours, signage, music level limits, internal insulation, no outside seating etc.) to support the micro pub use whilst minimising the potential for neighbours to be disturbed.

WSCC HIGHWAYS:

No objection. 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, and that there are no transport grounds to resist the proposal. The LHA advises the applicant to consider the inclusion of secure and covered cycle parking facilities for customers and staff, in accordance with Arun Parking Standards. A planning condition will be applied accordingly.

CONSERVATION OFFICER:

No comments received.

ARCHAEOLOGY ADVISOR:

No objection.

It is unlikely that works associated with the proposal would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

ADC DRAINAGE ENGINEER:

No objection.

Due to location, scale and nature of application no planning conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

ENVIRONMENT AGENCY:

No comments received.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted, and addressed in Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

Building of Special Character

Built-Up Area Boundary

Conservation Area

Archaeological Notification Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

RETDM1	RET DM1 Retail development
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
QEDM1	QE DM1 Noise Pollution
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
WMDM1	WM DM1 Waste Management
TSP1	T SP1 Transport and Development
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM6	HER DM6 Sites of Archaeological Interest
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

[Angmering Neighbourhood Plan 2014 POLICY EH1](#) Development in the Conservation Area

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The relevant policies of the Angmering Neighbourhood Plan (made 2015) have been considered in the determination of this current planning application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the loss of the retail unit and the change of use to a coffee shop and micro-pub would be acceptable. Furthermore, subject to planning conditions, the proposals would have an acceptable impact on residential amenity, highways, and the visual amenity of the area, including the Conservation Area.

Where the building is located in a Conservation Area, Section 71(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect and would preserve the character or appearance of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

Arun Local Plan (ALP) policy SD SP2 states that development should be focussed within the Built-Up Area Boundary (BUAB), subject to consideration of other policies within the Development Plan. Policy HD1 of the Angmering Neighbourhood Plan (ANP) similarly states that development of Angmering village shall be focussed within the Built-Up Area Boundary and will generally be permitted subject to meeting other policies in the Plan.

The site is located within the Built-up Area Boundary. As such, in accordance with ALP policy SD SP2 and ANP policy HD1, development in this location is acceptable, in principle, subject to consideration of all other Development Plan policies.

CHANGE OF USE:

The loss of retail (A1) uses in Village and suburban centres is not supported by ALP policy RET DM1 (4). This is unless evidence is submitted to show that the premises are unviable for retailing purposes and reasonable attempts have been made to market the premises for continued retail use.

Policy ER1 of the ANP states that within the Core Retail Area the loss of A1 retail uses will generally not be permitted and will only be acceptable if; the premises is shown to be no longer required for retail use in terms of need or demand by the site being marketed for a period of not less than 1 year, and that the new use proposed will be deliverable and make a positive contribution to the village. Policy ER1 also seeks to protect A3 and A4 uses within these areas. However, this policy (2014) has been superseded by the newer retail policy for this location (2018) RET DM1 (4) of the Arun Local Plan.

The proposals would result in the loss of the existing retail unit (A1 Use) as the change of use is to a coffee bar (A3 Use) and micro-pub (A4 Use). The applicant has provided information including photos which show that the retail unit is currently vacant, having previously been occupied, for a short period as a florist ('The Enchanted Florist') following the demise of the former newsagent shop.

The applicants have confirmed that the unit underwent some informal marketing through an estate agent on the adjacent parade of shops, and was marketed for several weeks by an agent (Brennan & Chatterton) but did not receive any serious interest that would lead to a tenancy being agreed.

As such reasonable attempts have been made to market the premises for continued retail use where there is evidence that the site appears to be unviable for retail use. The proposal is therefore considered to be in accordance with Arun Local Plan policy RET DM1 (4).

RESIDENTIAL AMENITY IMPACT:

Policy D DM1 of the ALP requires that new development will have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Policy QE SP1 requires all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity.

Policies QE DM1 and QE DM3 set out the requirements to control noise and air pollution.

The proposals would result in a new use as a barista coffee house during the day (11am-4pm) and a micro-bar concentrating on selling local craft beers and ales during the evening (4-10pm and 2-10pm on weekends and bank holidays). Only pre-made light snacks such as biscuits, crisps and nuts are proposed to be sold. It is expected to provide standing and seating for around 15 people inside the unit. The applicant has submitted a Design & Access Statement, which includes information regarding the proposed control of noise, opening hours, deliveries, provision of snacks, waste provision, no smoking area etc. In addition, the applicant has also submitted a response to Environmental Health queries, which includes further information and a Management Plan for smokers.

The Council's Environmental Health team have raised no objection to the proposals in principle, subject to the imposition of planning conditions.

Where they are considered to be necessary, enforceable and generally in line with the Governments National Planning Practise Guidance they are recommended to be imposed.

With these proposed conditions in place any potential for neighbours to be disturbed in terms of noise and odour will be minimised to an acceptable level.

In conclusion, subject to planning conditions, the proposals are thought to have an acceptable impact on residential amenity, in accordance with policies D DM1, QE SP1, QE DM1 and QE DM3 of the Arun Local Plan.

WASTE STORAGE & COLLECTION:

National Planning Policy for Waste seeks to ensure that the design and layout of new residential and commercial development includes "...the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste" (Para. 1).

Policy WM DM1 of the Arun Local Plan refers to the waste requirements for new residential development (not applicable in this case).

Section H.07 of the emerging Arun District Council Design Guide (due to be adopted 2020) provides guidance on waste provision and storage. This advises that it should meet the requirements of users of the buildings while being as unobtrusive as possible (which may include special bin storage and screening). It should be convenient and safe for users to access and ensure efficient collection by waste vehicles.

The Design & Access Statement confirms that the existing bin storage area at the rear of the premises will continue to be used for the unit, with 1 wheelie bin for refuse and 1 wheelie bin for recycling, and that the existing waste collection arrangements will continue.

However, there is concern that this type of business (coffee house and micro-pub) could generate more waste than 2 wheelie bins could store. As such, a planning condition is to be imposed, requiring the submission of a Waste Management Plan.

Subject to the imposition of this planning condition, the proposals would make adequate provision for the storage, segregation and collection of commercial refuse and recycling as required by national policy.

PARKING & HIGHWAYS SAFETY:

Policy T SP1 of the ALP supports development which incorporates appropriate levels of parking in line with the West Sussex County Council guidance on parking provision. Policies T SP1 (a) and T DM1 (a), support development which is designed to reduce the need to travel by car, and requires new development to be located within easy access of established public transport services. Arun District Council has recently adopted its own Parking Standards SPD (Jan 2020) which now apply, rather than WSCC standards.

ANP policy HD8 encourages all new development to follow the WSCC parking standard (which have since been superseded by the standards in the ADC Parking SPD). Policy TM4 states that development proposals that include additional parking in the village retail centre will be supported.

Regard should also be had to paragraph 109 of the NPPF which states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". Policy 106 of the NPPF refers to maximum parking standards for residential and non-residential development.

Table 4.1 of the ADC Parking SPD sets out car and cycle parking standards for non-residential uses. For

A3 use, it is 1 car parking space per 5sqm of public space and 2 staff car parking spaces per bar. Given the size of the unit, this would yield a requirement of around 6-7 car parking spaces. There would also be a requirement for 1-2 cycle parking spaces to be provided for customers and staff of a unit of this size and type of use (A3 use). The same standards apply for A4 uses.

The proposal does not include any on-site car or cycle parking provision. It is considered that most people using the micro-bar in the afternoons and evenings would travel by foot, bus, train or taxi rather than private car, given the nature of the use (i.e. alcohol being served). People using the coffee house in the daytime will likely be a mixture of those travelling by foot, bicycle, car, bus, train etc. The LPA anticipates that due to the limited scale of the unit/customer numbers and its community type use, would not generate many customers and vehicles, and so the need to adhere to the parking standards and for parking provision is reduced.

The Local Highways Authority (LHA), WSCC Highways, have raised no objection to the lack of parking on highways safety/operation grounds. They have commented that no parking provision is proposed, which is the existing arrangement for the current retail unit, and that parking would have to be accommodated on-street. They have acknowledged that, whilst on-street parking is limited in the vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA notes that the existing use operated with no car parking provision with no apparent highway safety concerns. The LHA does not anticipate that highway safety would be detrimentally affected by the proposed lack of car parking provision. The LHA advises the applicant to consider the inclusion of secure and covered cycle parking facilities for customers and staff, in accordance with Arun Parking Standards. Cycle parking helps promote the use of sustainable alternative modes of transport other than the private car. A planning condition is to be applied to secure cycle parking spaces.

WSCC Highways have confirmed they do not raise an objection on highways safety grounds. No vehicular access is associated with this development. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern. Additionally, given the scale of the proposed development, the LHA does not anticipate that this proposal would give rise to a material intensification of movements that could be considered "severe". The LHA acknowledges written representations raising the issue of potential conflict between vehicles and pedestrians along High Street. Whilst this could be considered an existing issue, as mentioned above, collision data indicates that there is no evidence to suggest the nearby road network is currently operating unsafely. The LHA conclude that this proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, would accord with the NPPF, and that there are no transport grounds to resist the proposal.

Whilst the proposals would not accord with car parking standards, and policies T SP1 of the ALP and HD8 and TM4 of the ANP in this respect, it is considered on balance acceptable, given the existing arrangement which has no car parking provision, that the scale and type of use is not likely to generate many customers/vehicles, and that there are no highways safety concerns with regard to on-street car parking in the vicinity of the site. Cycle parking can be secured by way of planning condition. The proposals would not result in severe transport impacts on highways safety or operation of the highways network and so would accord with the NPPF.

DESIGN & HERITAGE:

ALP policy D DM4 sets out the policy with regard to alterations and extensions to existing (residential and non-residential) buildings. This includes that they appear visually subservient to the main building

and sympathetically relate to and are visually integrated with the existing building in terms of siting, scale, form, massing, design and materials.

The Council have identified buildings of special character that make a positive contribution to local distinctiveness and sense of place as locally listed buildings. ALP policy HER DM2 seeks to protect the setting of locally listed buildings. ALP policy HER SP1 advises that designated heritage assets, including Conservation Areas (and their settings), will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Policy HER DM3 requires that proposals preserve or enhance the character and appearance of Conservation Areas. Policy HER DM6 requires the preservation of sites of archaeological interest.

Policy EH1 of the ANP relates to developments in Conservation Areas.

The premises forms part of a Building of Special Character, and is located within the Angmering Conservation Area, and an Archaeological Notification Area. The Council's Conservation Officer and Archaeological Advisor have not raised an objection to the proposal. The proposal involves the change of use only, and no external alterations are proposed, with the exception of a change to the fascia signage on the front elevation. No elevational drawings have been supplied. It may be that these changes to the signage would require advertisement consent where the visual impact on the area and that of the building would be taken into account. An informative will be added to draw attention to the fact that separate advertisement consent may be needed.

The proposals would maintain the appearance of this Building of Special Character and the visual amenity of the area, preserve the character and appearance of the Conservation Area, and not have any harmful impact on archaeological remains. The proposals would accord with ALP policies D DM4, HER SP1, HER DM2, HER DM3 and HER DM6 and ANP policy EH1.

SUMMARY:

For the above reasons the proposal would be in accordance with relevant development plan policies and permission is recommended subject to the following conditions:

HUMAN RIGHTS ACT

Human Rights Act 1998:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010:

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

Due to the commercial nature of this development, the application is not CIL Liabe.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location and Block Plan (SB 01 Loc/block r1), received 03/04/20
- Existing & Proposed Floor Plans (SB 02 plan r1), received 03/04/20

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and D DM4 of the Arun Local Plan.
- 3 Details for the storage and collection of refuse and recycling waste on the premises (Waste Management Plan) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The details agreed shall be implemented prior to occupation and maintained in good working condition in perpetuity.

Reason: To protect the amenities of nearby residents in accordance with policy WM DM1 of the Arun Local Plan.
- 4 No demolition/construction activities shall take place other than from 08.00 hours until 20:00 hours (Monday to Friday) and from 08.00 hours until 13.00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1, QE DM1 and D DM1 of the Adopted Arun Local Plan.
- 5 The use hereby permitted shall only be open for trade and business between 11.00 hours and 22:00 hours on Monday to Sunday, to include Bank and Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1, QE DM1 and D DM1 of the Arun Local Plan.
- 6 No commercial goods shall be loaded, unloaded, stored or otherwise handled and no vehicles shall arrive or depart from the premises outside the hours of 08.00 and 19.00 Monday to Saturday and 10:00 and 18:00 on Sundays and Bank and Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 and D DM1 of the Arun Local Plan.

- 7 Construction work shall not commence until a scheme for protecting the nearest noise sensitive residential dwellings, has been submitted to and approved in writing by the Local Planning Authority. Following approval and completion of the scheme, a test shall be undertaken by a competent acoustician and submitted to the Local Planning Authority to demonstrate that the attenuation measures proposed in the scheme are effective and protect the noise sensitive residential dwelling from unwanted noise. The details thereafter agreed shall be permanently retained.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 and D DM1 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to ensure that nearby residents are protected from unwanted noise during and after construction, with particular regard to the noise sensitive residential dwelling above.

- 8 The use hereby permitted shall not commence unless and until details for secure cycle parking provision is submitted to and approved in writing by the Local Planning Authority and, once approved, it shall be installed as per the agreed details and maintained in good working condition in perpetuity for the purpose of cycle parking only.

Reason: To promote sustainable modes of transport, in accordance with policy T DM1 of the Arun Local Plan.

- 9 There shall be no live or amplified music at any time.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 and D DM1 of the Arun Local Plan.

- 10 Prior to the first use of the premises, details of any plant (including ventilation, refrigeration and air conditioning) and/or ducting system to be used and the method of control of noise and vibration of this plant shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, retained in perpetuity as agreed and the plant/equipment shall be permanently maintained in good order thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 and D DM1 of the Arun Local Plan.

- 11 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.

- 12 INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on 01903 737555.

- 13 INFORMATIVE: The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. The Council need to be satisfied that if any asbestos previously identified is still

present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.

- 14 INFORMATIVE: The current application approves the change of use only. The applicant is advised that changes to the signage may require separate advert consent.
- 15 INFORMATIVE: The applicant is advised that a separate licence will be required with regard to proposed consumption of alcohol on the premises.
- 16 INFORMATIVE: The applicant is reminded that all electrical appliances (for heating and cooling such as electric heaters and fans) will need to have the appropriate certification to demonstrate they have been safety tested annually. West Sussex Fire and Rescue Service should be consulted on these matters. Such matters would fall within the remit of the Health and Safety and Fire Regulations Legislation.