

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	9 July 2019
LOCATION:	52 High Street, Littlehampton, BN17 5SY
SUBJECT:	LU/191/19/PD Notification for Prior Approval for a Change of Use from Financial and Professional Services (Class A2) to Restaurant (Class A3) and alterations to High Street shopfront, provision of extract duct & formation of bin store.
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 prior approval for a change of use from Financial & Professional Services (Class A2) to Restaurant (Class A3). The site is located on High Street, an E-class road.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Financial & Professional Services (Class A2) to Restaurant (Class A3) subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered. This includes matters relating to highways and transport. However the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site. West Sussex County Council in its role as Local Highway Authority (LHA) has therefore considered the proposal on that basis.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals 3 recorded collisions within the vicinity of the site. However, these collisions were not attributed to road layout. Therefore there is no evidence to suggest the rear access is operating unsafely or that the proposal would exacerbate an existing safety concern.

1 car parking space to the rear of the property is proposed. For the proposed Class A3 use, the WSCC car parking supplementary planning guidance suggests that a maximum parking requirement of 1 car parking space per 5m² of restaurant floor space would be required, plus 2 parking spaces per bar for staff. Therefore a maximum of 19 car parking spaces may be provided for this proposal.

The character of trips may change, with more material movements anticipated in the evenings. However, any additional trips generated by the site are not anticipated to cause any significant highway issues. The site is very accessible, being situated within the town centre. Littlehampton Train Station is an approximate 4 minute walk from the site. Bus stops at Anchor Springs, a 2 minute walk, offer connections towards Chichester, Shoreham and Brighton. Public car parks are also within walking distance.

In summary, the movements associated with the existing use have done so safely with no known safety highways concerns. The site is in a sustainable location within walking distance of public transport hubs and public car parks. Consequently, no highways concerns would be raised. In principle, the current GDPO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

During the renovation of the bank to a restaurant, should the need for any scaffolding or skips be required that may affect the public highway; the applicant must seek the appropriate licence to undertake this work.

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

Informative

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Kyran Schneider
West Sussex County Council – Planning Services