

REPORT UPDATE

Application No: LU/307/17/PL

Reason for the Update / Changes

Reason for Update/Changes:

Substitute plans have now been submitted for consideration relating to the provision of a disabled platform to improve access to the upstairs seating area. The plans condition has been amended accordingly to refer to the substitute plans .

Concern publicity is being carried out before permission has been granted

Six Objections - The new points made include the following:

Concern that the information released does state that the building is 'subject to planning permission'. The design does not make adequate provision for wheelchair users to access the roof terrace and disabled toilet.

One set of stairs is not sufficient for staff and customers.

Access to the toilets for use by the public is through an area to be used for classes. It will not be very visible that the toilets are available for use by the public.

Baby changing table in disabled toilet needs to be adequate to support a young adult.

-There is only one entrance and exit. Where is the fire exit?

If people travel to the site by taxi and are disabled, this could cause congestion as the site is opposite the entrance to the swimming centre.

Where are people supposed to park, particularly disabled? Lack of parking could result in the Leisure centre car park being utilised and unavailable for the use of the centre.

There should be no building on the shingle. Openness of the beach is a great asset.

One Support - Amenities such as this on the west part of the beach are desperately needed.

Incorporation of public toilets in the position would be a good idea since they are currently lacking in this part of the seafront.

Officer comment: Disabled access and emergency means of escape would be considered by building regulations. The proposal now incorporates a platform for disabled access to the upper floor which is compliant with Building Regulations. The toilets will be signed to clearly identify disabled provision and use by the general public.

The Leisure Centre car park is a public car park and can already be used by anyone using the beach.

There are eight disabled parking spaces in close proximity to the site. 4 at the swimming centre and 4 in the parking area adjacent to the miniature railway line.

The advertising does refer to subject to planning permission and is not therefore misleading.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: LU/307/17/PL

LOCATION: Promenade Shelter
Sea Road

Littlehampton
BN16 2NA

PROPOSAL: Demolition of promenade shelter & construction of cafe & kite surfing school with roof terrace & associated works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The existing shelter in the ownership of Arun District Local Council would be demolished and replaced by a timber clad and rendered building to form a kite surfing centre and restaurant. The building would be approximately 34m in width x 9m in depth x 4.5mm in height. It would include outside showers, takeaway facilities, cycle parking and an eatery providing seating for approximately 120 covers. It would comprise a single storey building with a roof top seating area. 10 bench seats are proposed to be provided on the shingle area adjacent to the south elevation of the building. This proposal relates to the first phase of the development. The area of the second phase is identified in this application and will include a kite store area, shower facility and watersports rigging area.
SITE AREA	480 sq m
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The boundary is open. 1m high wall to east on edge of promenade
SITE CHARACTERISTICS	The site comprises a brick, render and concrete public seating shelter (approx. 4m by 12m) with a cast concrete oversail flat roof on a concrete apron. The total footprint is approx. 13.5m by 4.5m and it is located on the foreshore, adjacent to the promenade and opposite the pumping station and Littlehampton swimming centre.
CHARACTER OF LOCALITY	The area is coastal in character with no neighbouring structures other than a seawall to the east along the edge of the promenade and beach huts to the west. Skateboard ramps and sewage works opposite (north) of the site. Littlehampton Swimming and Sports Centre and residential flats to the north-east of the site. The sailing club accesses the beach to the east of the site.

RELEVANT SITE HISTORY

LU/173/10/	Conversion of shelter to kite surfing centre (D2)	ApproveConditionally 08-10-10
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Planning permission ref: LU/173/10/ was granted for the conversion of the promenade shelter to a kite surfing centre (D2 use class) in October 2010. The proposed building was 13.2m in width x 5.3m in depth x 3.4m in height. However this permission was not implemented and has now lapsed. The approved building was a simple rectangular timber structure with profile sheet roof. As such the principle of re-development of this site with a recreational use has previously been supported by the Local Planning Authority.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

Objection - Emerging Local Plan policy LAN DM1 landscape character states that 'development should respect the particular characteristics and natural features of the relevant landscape characteristic'. A two storey development in this location being a coastal footpath was considered contrary to the open and unspoilt character of the beach and seafront and if approved would set an unwelcome precedent.

Policy EMP DM1 part 7 - conversion of rural buildings outside of the built-up area boundary states that 'The resultant building and ancillary areas are sympathetic to its setting in terms of form, bulk and design'. The overall design is viewed as uninspiring and municipal in its appearance. Overall, the Committee questioned the need to replace the existing shelter which was viewed as a much-needed amenity which could be improved with the benefit of investment.

There was no planning notice present at / near the site.

10 Objections

- Can assurances be given that this won't set a precedent for development on the beach?
- Is there any indication of the degree of support the British Kite Surfing Association offers?
- Is a shelter included in the design?
- Is this the optimal design for the building?
- Does the design meet its objective?
- The height of the building should be clarified.
- Practical measures should be taken to protect and manage impacts on beach ecology.
- Car parking and cycle parking provision are queried. More parking would be required.
- A design competition should be arranged.
- Building is too big and is not in keeping.
- Don't need another eatery.
- Kitesurfing is dangerous for non kite surfers and could cause hazards to pedestrians and road users.
- The open beach seafront with groynes is unsuitable for teaching kite surfing.
- Would clutter up the beach with an unwanted building.
- Disabled parking would be required.
- Unsuitable site. There are no services.
- What if the works exceed the budget and are not completed?
- Will cause disruption along seafront.
- Will compete with the swimming centre and takeaway jobs.
- Is the business viable?
- Could be relocated to the east.
- There are double yellow lines in front of the proposed development.
- Is there disabled access to the first floor so that everyone can enjoy the views?
- Access to toilets is difficult.
- Proposal is not adapting to climate change. Location is unsuitable for development due to storm

damage and flooding.

- Design is bland.

47 Support

- This is a fantastic opportunity for children and schools.
- It will provide employment and bring visitors to the area.
- This is a great chance to reinvigorate our ailing seafront with a variety of healthy sports for all ages and abilities.
- Current shelter is used by 'wayward' locals who litter and urinate in it.
- This will complement the refurbishment of Littlehampton.
- It will be a perfect stop off point for all those walking between Littlehampton and East Preston.
- This stylish facility can only draw more tourists to the area.
- This will be a modernising venue for Littlehampton. It would pull customer's money into town.
- It would be great to finish off a windsurfing session with a good coffee.
- Roof terrace will take advantage of the coastal views.
- Will be a great asset.
- Great way to encourage young people to spend time on constructive activities.
- The proximity to the skate park will offer a service to those users as well.
- The design makes the most of the roof area while keeping the building single storey.
- About time a facility like this was provided.

COMMENTS ON REPRESENTATIONS RECEIVED:

- It is not considered that policy EMP DM1 is relevant because the existing structure is being removed, not converted.
 - The height of the building has been kept as low as possible whilst providing a first floor seating area to maximise the seating capacity.
 - Precedent is not a material planning consideration.
 - There are no other shelters along this part of the seafront that could be replaced and all applications are considered on their own merits.
 - The proposal is replacing an existing structure of no architectural merit and apparent poor use.
 - Given its relatively low height and modern simple design the building would assimilate within the existing beach front location and the redeveloped swimming centre opposite.
 - It would not be located in an area that is currently open and devoid of structures.
 - The site is within an area where activity from the existing kite facility is established.
 - The proposed grey silicon render with vertical cedar cladding and the slatted cedar boards for the balustrade to the first floor decking and stairs would reflect materials used in the beach front and adjacent beach huts.
 - Shelter would still be provided by the overhang of the roof on the rear and front of the building, but outside seating would be lost. However, there are numerous benches and stopping points along this part of the promenade.
- .2 notices were displayed in accordance with procedure. One opposite the shelter on the promenade and the other adjacent to the shelter.
- The height of the building can be accurately measured and the plans are to scale.
 - The beach foreshore in this area is accessed by the public and constantly changing at high tide.
 - There are no protected species affected by the development and the additional footprint area is considered to be an insignificant incursion when considered against the whole beach area.
 - Cycle parking is provided and conditioned.
 - There is no car parking provision, but there is plenty of public car parking available nearby.
- Enforcement of parking on double yellow lines is outside of planning control.
- The submitted application has resulted from selection at tender stage. Tenders for a long lease were invited by ADC on the basis of offering an opportunity to enhance the tourism and visitor offer of the

seafront.

- The building is large, but is designed to incorporate more than one facility.
- Its design is considered to be in keeping with the seafront location.
- The intention is to provide an additional eatery in this position to encourage visitors to travel further along the seafront and integrate the swimming centre and Mewsbrook Park better with the seafront.
- Kitesurfing already takes place in this locality.
- The open beach seafront with groynes is suitable for teaching kite surfing. It is dependant on tide times.
- The building would not add unwanted clutter. The facility replaces an existing structure and would add to the range of facilities offered to visitors.
- Services can be provided to the site.
- The project represents a significant investment by the applicant and is planned to be viable in the long term when completed and operating.
- Any disruption along seafront would only be short term.
- The proposal will provide additional employment and services. Competition with the swimming centre is not a material planning consideration.
- With the significant investment being made the business is considered to be viable. The applicant is experienced in running coffee shops and has several other similar premises which are profitable and successful.
- The building cannot be be relocated to the east since it is utilising the opportunity to encourage visitors to travel further along the sea front and move the kite surfing facilities further from the beach huts.
- Access to toilets would meet the necessary building regulation requirements for disabled access.
- The proposal is adapting to climate change. The Flood Risk Assessment is acceptable to the Environment Agency. The applicant is aware of potential storm damage and flooding.

CONSULTATIONS

Economic Regeneration

WSCC Strategic Planning

Environment Agency

Southern Water Planning

Engineering Services Manager

Engineers (Drainage)

Environmental Health

Economic Regeneration

Environmental Health

CONSULTATION RESPONSES RECEIVED:

Environmental Health - No Objection .

Providing the number of customers is limited to a maximum of 200 then the proposals set out for the sanitary convenience are adequate, i.e. 2 female WC's with wash hand basins, 1 male wc and 2 urinals with wash hand basins and 1 unisex wc with wash hand basin.

Environment Agency - No Objection subject to the imposition of a condition to ensure the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (September 2017) and the detailed mitigation measures.

Economic Development - Support. We are keen to see better facilities provided in this area. This proposal will provide those much needed facilities, including toilets.

Southern Water - No Objection. Informative advice provided concerning potential conflict with nearby sewers.

County Highways - No Objection

The site is accessed by foot as it is located alongside the beach promenade. Sea Road is the closest public highway and is located behind the site. Pay and display parking bays are located by the beach huts on Sea Road. There is also a pay and display car park next to the local swimming pool across the road from the beach, and an informal crossing point with a pedestrian refuge island is located opposite the swimming pool; which provides a safe crossing point for pedestrians.

A bus stop is situated a few meters from the site, and the train station is located within 1-2km on foot. There should be some form of cycle storage provision.

Request a Construction Management Plan is conditioned.

Coastal Drainage Engineer - No Objection

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and requested conditions have been imposed.

The comments of Southern Water have been discussed with Environmental Health and it has been determined that given the distance to the treatment plant, and the direction of the prevailing wind, that odour is unlikely to materially impact on the use of the restaurant/kite school.

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary
Class B Road

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN3	Protection of the Countryside
GEN2	Built-up Area Boundary
GEN7	The Form of New Development
GEN10	Tidal Flooding and Coastal Defence
GEN33	Light Pollution
GEN34	Air Pollution
GEN32	Noise Pollution
DEV35	Tourism Development Requiring a Coastal Location

[Publication Version of the Local Plan \(October 2014\):](#)

C SP1	Countryside
QE DM2	Light Pollution
QE DM1	Noise Pollution
QE DM3	Air Pollution
W DM2	Flood Risk

D SP1 Design

D DM1 Aspects of Form and Design Quality

TOU DM1 Tourism Related Development

TOU SP1 Sustainable Tourism & The Visitor Economy

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)

The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

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

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Policy 1 of Littlehampton Neighbourhood Plan is considered relevant to determination of this 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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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

The site lies outside the built-up boundary where the principle of development is considered unacceptable. Policy GEN3 'Protection of the Countryside' states Development will not be permitted unless certain criteria are met. Criteria (v) refers to development being in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.

In this particular case since the proposal relates to a tourist and sport activity it can be considered against policy DEV35 in section 3 of the Arun District Local Plan. For the reasons set out below it is considered that the proposal accords with this policy and it would therefore be compliant with policy GEN3. The proposal is compliant with policy 1A of the Littlehampton Neighbourhood Plan as there are no policies in that plan that the proposal does not accord with.

CHANGE OF USE

The proposed change of use would form a Kite Surfing Centre and coffee shop for members of the public. The beach and swimming area where the centre would be sited has been designated by the Arun District Council as an area for kite surfers to launch from, therefore its siting would be acceptable. Although the proposed centre may lead to an intensification of the use of the area by kite surfers, the area is designated for Kite Surfers to launch at any time and this proposal is intended to encourage more activity to focus in the eastern portion of the site to avoid conflict with beach hut users to the west. The economic regeneration officer has advised that the water sports and kite surfing school element of the proposal would not be profitable in its own right and the coffee shop use has therefore been included to financially support the provision of the recreational facilities. Existing leisure facilities such as the skate boarding ramps and Littlehampton Swimming and Sports Centre are within close proximity to the site.

Whilst the change of use would also result in the loss of a covered public seating shelter, the proposal does incorporate a covered area to the north elevation of the building and thereby maintains a sheltered area for the public in this location even when the premises are closed. Alternative public seating is available along the promenade.

VISUAL AMENITY AND CHARACTER OF THE AREA

The existing shelter has not been maintained recently and has a negative impact on the street scene and the appearance of the seafront generally. It is of no architectural merit and dates from the 1970s. The proposed building although larger is to have timber clad elevations and grey silicon render with vertical cedar cladding and slatted cedar boards for the balustrade to the first floor decking and stairs which would reflect the materials used on the beach front and adjacent beach huts to the west of the site, albeit it would be of a greater scale. The proposed building given its seafront location and relatively low height is considered to be in-keeping and would not detract from the appearance of this coastal area. Precise details of the colour of the cladding and render of the building are recommended to be secured by condition.

Policy GEN7 of Arun District Local Plan states that developments should demonstrate that they respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness. Paragraph 60 of the NPPF states that "planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to promote or reinforce local distinctiveness." It is considered that the timber clad structure proposed would reinforce the distinctive qualities of the seafront by reflecting the materials used on adjacent beach huts.

The re-developed kite surf school and eatery occupies a significantly larger footprint than that of the existing promenade shelter. The existing footprint of the shelter occupies approximately 96m² of gross internal floor space compared to the proposal where the gross internal floor area is approximately 219m². Whilst considerably larger the building has been designed to have a low profile with limited projection onto the beach and does not extend the built form to the east. It fills in a redundant existing gap between the sea wall adjacent to the existing shelter and the existing beach huts. The building has been designed to have a staggered frontage and the first floor seating area is only located in the central area of the roof reducing the extent of balustrading on the roof to a length of 20.5m. The indented frontage provides visual interest and reduces the overall bulk of the structure. It is not considered that the size of the structure would be excessively bulky or overly dominant on this part of the seafront.

The roof top decked area would not be in use outside the coffee shop hours and any paraphernalia associated with the provision of refreshments and deck (umbrellas, outdoor furniture) would be screened from view from outside the site and would therefore preserve the character and appearance of the area.

The lighting is proposed to be controlled by condition to ensure it is switched off when the premises are not used to reduce the impact on the visual amenities of the locality. It is also suggested that precise details of the proposed outside storage of benches on the seaward side of the building are submitted for consideration and that they are removed in the winter months to reduce the visual impact of the development outside of the main holiday season.

It is considered that the proposal is compliant with policy GEN7 and the NPPF in that it responds positively to local characteristics whilst providing a distinctive design.

TOURISM

Policy DEV35 of Arun District Local Plan states that outside the built up area boundary planning permission will not be granted for new tourism development along the coast other than for appropriate changes of use and small scale extensions to existing facilities, which do not detract from the character of their surroundings. Although the site is outside the built up area boundary it is not located in a visually isolated location. It is close to the swimming centre and pumping station and is only 0.2km from the built

up area boundary on the opposite side of Sea Road. There is another building with A3 uses located to the west of this site which is also outside the built up area boundary. Given the size, footprint and design of the structure and that a kite school and enhanced kite surfing and water sports facilities are included in the proposal it is not considered to harmfully detract from the character of the area and the proposal would on balance, therefore comply with policy DEV35.

The proposal will provide a restaurant use throughout the year in an area where refreshment provision is currently limited and will support and enhance existing recreational uses locally. It would be sited within a kite surfing area, which has previously benefitted from planning approval, providing kite surfing tuition. Although the centre may lead to an intensification of the use of the area, the area has no restrictions to the hours of use and given its distance from the nearest residential areas it is not considered to impact upon private amenity. The area has a designation to ensure that kite surfing is restricted to this area of the beach only. this proposal is intended to encourage more activity to focus in the eastern portion of the site to avoid conflict with beach hut users to the west.

Paragraph 28 of the National Planning Policy Framework relates to promoting a prosperous rural economy and requires planning policies to support economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development. This includes supporting sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities. The proposal clearly complies with the NPPF in this respect.

FLOOD RISK

The site is located on the foreshore adjacent to the promenade in an area at high risk of flooding. The application includes a Flood Risk Assessment (FRA). The coastal engineer and Environment Agency have no objection to the proposal on the basis of the mitigation measures identified in the FRA.

CONCLUSION

The Council's Economic Development section has promoted this site in order to provide a re-development opportunity for the local area. In particular it has sought to provide all year round facilities in order to extend the tourism season beyond the usual peak months to support existing recreational facilities within the immediate vicinity. It is considered that the addition of a kite surfing school and A3 use (restaurant) will provide a welcome boost to the tourism and recreation facilities locally.

It is therefore recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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.

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 C9/0103/00

Proposed Ground Floor Plan C9/0103/05B

Proposed First Floor C9/0103/06 revB

Proposed Elevations C9/0103/04A revB

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated September 2017 and the following mitigation measures detailed within the FRA and the proposed Ground Floor Plan 05A (07/11/17)

- Finished floor levels are set no lower than 5.6m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants. In accordance with policies GEN7 and GEN11 of the Arun District Local Plan.

- 4 The premises shall not be open for business except between the hours of 7:30 to 23:00 hours on any day Monday to Sunday including Bank Holidays and there shall be no external illumination on the premises except between the above-mentioned hours.

Reason: To safeguard the amenities of the neighbouring properties in accordance with Arun District Local Plan policies GEN7, GEN32 and GEN33.

- 5 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the

entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto a classified road which could compromise highway safety in accordance with the NPPF.

- 6 The premises shall not be used until covered and secure cycle parking spaces have been provided in accordance with the details hereby approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with the NPPF.

- 7 The external seasonal bench seating and tables hereby approved shall be removed from the beach during the months of November to February.

Reason: To safeguard the visual amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

- 8 No development above damp proof course (DPC) level shall take place unless and until precise details of the seasonal external bench seating and tables have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the seating and tables.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 9 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 10 INFORMATIVE: Prior to the use commencing the applicant shall provide the Local Planning Authority with details of their proposed grease trap/separator in order to demonstrate design and installation will be in compliance with BS EN 1825-1:2004, & BS EN 1825-2:2004 and the development shall proceed in accordance with the details as approved.

- 11 INFORMATIVE: It is recommended that the owner/occupants sign up to the Environment Agency Flood Warning Service and have a flood evacuation plan.

Please note that it is not the Environment Agency's role to assess any details on flood evacuation or emergency plans. We do not carry out these roles during a flood. Their involvement with this development during an emergency will be limited to delivering flood

warnings to occupants/ users covered by our flood warning network.

It is recommended comments are sought from the Local Authority emergency planners.

Consideration should be given to use of flood mitigation measures to reduce the impact of flooding when it occurs. Flood mitigation measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

More information can be found in the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

- 12 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
- 13 INFORMATIVE: The premises will require registration under the Food Safety Act 1990 and will need to comply with the standards contained in the relevant Food Hygiene Regulations prior to becoming operational. The applicant is advised to contact Environmental Health for further information. The business would be required to submit a Food Registration Form to Environmental Health 28 days before opening. Should this premises be granted planning permission, it may be useful for the applicant to contact Environmental Health regarding the kitchen layout which should flow from the so called 'dirty' to 'clean' area without cross over. A hand basin together with proper supply of hot and cold water and proper drainage, should be provided at the kitchen entrance proximal to the bar. There must be at least 2 sinks one for washing vegetables and meat another for dishwashing. There should be a sink at any bar.
- 14 INFORMATIVE: Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.
The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
- 15 INFORMATIVE: 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
- 16 INFORMATIVE: This permission does not purport to grant permission for any structures within the area of the second phase identified in this application which will include a kite store area, shower facility and watersports rigging area.
- 17 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.