

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 June 2018 09:41
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/67/18/PL

From: Ian Hayward [mailto:ian.hayward@westsussex.gov.uk] **On Behalf Of** CCD Planning Consultations
Sent: 31 May 2018 11:09
To: Planning.Responses
Cc: Ian Buckland; Anita Gardner
Subject: RE: Planning Consultation on: LU/67/18/PL

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	31/05/2018
LOCATION:	14-18, Surrey Street, Littlehampton, West Sussex, BN17 5BG
SUBJECT:	LU/67/18/PL Change of use of part of public highway for external seating area at front comprising of 4 No. tables & 8 No. chairs. This application may affect the setting of a listed building. More information.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / Modification
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 Planning Services 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location and provided commented dated 10/04/2018. Within which it was advised that a modification be made to ensure appropriate footway widths were retained across the frontage of the site. Subsequently revised plans have been provided reducing the number of tables to three and chairs to six.

After inspection of the revised plans the proposed would still result in a narrowing of the footway to circa 1.8 metres once the stands for the rope and pole barriers have been taken into consideration.

A post is annotated at the southern extent of the frontage, using desktop evidence this post was removed some when between 2014 and 2015. The applicant should check this detail and remove this annotation if the post is no longer in place.

The Local Highways Authority would reiterate that Manual for Streets advises a minimum footway width of 2.0 metres. This is expanded upon in section 3.1 of the DFT publication 'Inclusive Mobility' which states the following regarding footway widths:

"A clear width of 2000mm allows two wheelchairs to pass one another comfortably. This should be regarded as the minimum under normal circumstances."

Consideration also needs to be given that this is a town centre location with high footfall.

The footway width in this location currently accords to recognised guidance. The Local Highways Authority would therefore not wish to seek any reduction below recognised guidance and standards.

I note the frontage of the public house does provide the opportunity to provide a reduced level of tables and chairs while retaining minimum acceptable footway widths across the frontage as advised above. The Local Highways Authority would advise that the rope and pole barriers are removed or pushed back to provide maximum footway with and/or further reducing the quantity of tables and chairs provided.

I would ask the applicant investigate modifying the proposal in line with the comments above. In its current form the Local Highways Authority would not be minded to support this application and any subsequent licence application to place tables and chairs would likely fail.

Please raise these issues with the applicant and re-consult.

Ian Hayward
West Sussex County Council – Planning Services

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 29 May 2018 14:35
To: SU Local Development
Subject: Planning Consultation on: LU/67/18/PL

To: **WSSC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION **LU/67/18/PL**

NO:

Registered: 20th March
2018

Site Address: 14-18 Surrey Street Littlehampton BN17 5BG

Grid Reference: 502696 102073

Description of Works: Change of use of part of public highway for external seating area at front comprising of 3 No. tables & 6 No. chairs. This application may affect the setting of a listed building.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 19-APR-18.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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