

Report following a request for further information or negotiation

REF NO: LU/99/11/

LOCATION: West Beach Cafe
Rope Walk
Littlehampton

PROPOSAL: Change of use from (A1) kiosk to (A3) cafe to include replacing timber boarded front elevation with glazing & fit security shutters to door & window openings. Re-site fryer flue & install flag pole & install 2 no. toilets & storage unit at rear

Members will recall that this item was deferred from the 10th August Development Control Committee for further information relating to on site waste receptacles and condition 3 within the Officers Report which read:-

'Other than customer waste, there shall be no outside storage of waste or materials whatsoever. Waste and materials storage shall take place within the building hereby permitted unless otherwise approved by the Local Planning Authority in an application on that behalf.'

The applicant drew attention to this condition and the fact that there were existing outside waste receptacles.

As none were shown on the submitted plan, and the fact that the land is within the ownership of Arun District Council, this matter needed to be investigated.

A site inspection has revealed that a large wheeled bin together with a smaller fixed bin are in place outside of the application site, but within use by the cafe. These bins are positioned firmly within the car park next to the West Beach Cafe.

As site owners, and for purposes relating to the submitted planning application, the relevant departments within the Council raise no objection to the siting of the bins.

The original condition has thereby been amended to read:-

'Any outside storage of waste and materials (including customer waste) shall take place only within the red edged bin area indicated on the supplementary plan submitted on 04-09-2011 unless otherwise approved by the Local Planning Authority in an application on that behalf.'

The officer report and recommendation, including the amended condition, follows.

LU/99/11/