

[REDACTED]

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 06 March 2018 00:58
To: Planning.Responses
Cc: Anita Gardner
Subject: RE: Planning Consultation on: LY/28/17/PL

**WEST SUSSEX COUNTY COUNCIL
COUNTY HIGHWAYS CONSULTATION RESPONSE**

DATE: 05/03/2018

FROM: Ian Hayward **TO: Arun District Council**
FAO: Mrs A Gardner

SUBJECT: LY/28/17/PL - Change of use of existing building from farm shop & cafe to a brewery tap room (bar), fresh coffee bar & cafe & retail space.

Crossbush Farm Shop, Lyminster Road, Lyminster, West Sussex, BN17 7QN

DATE OF SITE VISIT: n/a

RECOMMENDATION:

Advice & More Information

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.

Context & History

West Sussex County Council was consulted previously on Highway Matters for this site under planning application LY/14/11 for change of use of part of existing agricultural building, to farm shop and alterations to existing access.

No highway concerns were raised on the basis that the proposal included the closure of Calceto Lane access by motor vehicles. This on balance outweighed the detriment that could be caused by intensifying the use of the main existing farm shop access point onto Lyminster Road which was to be improved, albeit with visibility splays that were marginally substandard for the recorded speed survey at the time.

This application seeks the change of use of Crossbush Farm Shop, Lyminster Road, Lyminster from a farm shop & cafe to a brewery tap room (bar), fresh coffee bar & cafe & retail space. The floor space involved would equate to 291 sqm.

Trip Generation

No information has been provided to demonstrate the impact the proposal will have upon the trip generation of the site.

The applicant would be required to provide additional information to demonstrate the impact the development would have upon trip generation. While I do not anticipate the scale of the scheme requiring a formal Transport Assessment/Statement the proposed may require the support of a Stage One Road Safety Audit subject to the level of any trip generation.

Access

Access will be achieved via an existing point of access onto Lyminster Road which is 'A' classified and subject to a 40 mph speed limit at this point.

The latest block plan does not show the access closure works on Calceto Lane to remove access by motor vehicles, as approved under LY/14/11. Have these works been implemented? Is this proposed as part of this application?

The plans do not show any improvement works to the main access point onto Lyminster Road which were previously approved under LY/14/11.

The Planning Statement details that the access works approved under LY/14/11 were only partially implemented and that the works will shortly be implemented.

The applicant should clarify if these works are to be included (and therefore secured) as part of this planning application, if so plan and details demonstrating them should be submitted.

Car Parking

18 car parking spaces will be retained to serve the proposed use.

For the bar/tap room/cafe WSCC would anticipate a maximum parking requirement of 1 space per 5 sqm of public area and 2 spaces per bar (or 5m length of bar for large bars) for staff. Staff parking should be clearly designated.

Based upon the details provided to date this would equate to a maximum parking demand of circa 60 car parking spaces. It should be noted that the parking demand for A1 use class is less intensive than that for A3 use outside the defined town centre.

The applicant should provide additional details to justify this significant shortfall in car parking provision.

Conclusion

Until such time that the matters raised above are resolved/clarified by the applicant the Local Highways Authority is not in a position to formally support this application.

Ian Hayward
County Highways, West Sussex County Council

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 12 February 2018 15:03
To: SU Local Development
Subject: Planning Consultation on: LY/28/17/PL

To: WSCC(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 LY/28/17/PL

NO:

Registered: 18th December
2017

Site Address: Crossbush Farm Shop Lyminster Road Lyminster BN17 7QN

Grid Reference: 502932 105663

Description of Works: Change of use of existing building from farm shop & cafe to a brewery tap room (bar), fresh coffee bar & cafe & retail space

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 07-FEB-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>

NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.