



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: LY/28/17/PL

1 To Addressee

Mrs S Walker
 Arundel Brewery Ltd
 Unit C7
 Ford Airfield Estate
 Arundel
 BN18 0HY

2 Site Address

Crossbush Farm Shop
 Lyminster Road

 BN17 7QN

3 Description of Development

Change of use of existing building from farm shop & cafe to a brewery tap room (bar), fresh coffee bar & cafe & retail space & provision of over spill car park.

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

- 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 plan:
 Proposed Site Plan and Location Plan, Existing and Proposed Floor Plan and Elevations.

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 No sound, or amplification equipment (including public address systems, tannoy, loudspeakers, etc) which is audible outside the site boundary, shall be installed, or operated on site, except with the express permission of the local Planning Authority.

Reason: To prevent detriment to the amenity

- 4 External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E- Rural.

Reason: To control the residential amenities of the local environment in accordance with Arun District Local Plan policies GEN7, GEN33.

- 5 The use hereby permitted shall not be commenced until equipment to control the emission of odour/fumes from the premises has been installed in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues. All emissions from any coffee roastery, brewing equipment and cooking operations shall be subject to such odour abatement.

Reason: To ensure that unsatisfactory cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties in accordance with Arun District Local Plan policies GEN7, DEV26 and GEN34.

- 6 The premises shall not be open for business other than between the hours of 08:00 and 22:00 hours Monday to Saturday and 10.00 and 16.00 hours on Sundays and Bank Holidays.

Deliveries by commercial vehicles shall only be made to or from the site, between the hours of 9.00 and 18:00 hours Monday to Friday; 9:00 to 13:00 hours on any Saturday and at no time on any Sunday, Public or Bank Holiday.

Reason: In the interests of amenity in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 7 No sound or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site without the prior written consent of the Local Planning Authority.

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

- 8 The use hereby permitted shall not commence until the parking spaces and turning facilities/ have been constructed in accordance with the plans and details submitted and approved by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.

- 9 The use shall not commence until covered and secure cycle parking spaces have been provided in accordance with plans to be submitted to and approved by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than the parking of cycles.

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

- 11 The use hereby permitted shall not commence until the closure of Calceto Lane for egress of vehicles, has been completed in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE:

Food The premises will require registration under the Food Safety Act 1990 and will need to comply with the applicant is advised to contact Environmental Health, telephone number 01903 737755 for further information or advice. Any kitchen should have 2 sinks and a wash hand basin. Any bar should have a sink and wash hand basin. A sink and wash hand basin to be provided to the chilled store should open foods be handled here. A suitable double bowl sink and wash hand basin will also be required to the mezzanine floor should it be the intention to carry out food preparation here.

INFORMATIVE:

Sanitary Accommodation. Sanitary accommodation for staff should be separate from that provided for

use by the public. Submitted plans for this business indicate 61 seats internally with a non-prescribed

number of seats to be provided externally. Should the number of seats be between 51-100 then it will be necessary to provide:

Male: 1 WC, 1 urinal and 2 wash hand basins.

2 Female: 2 WC and 1 wash hand basin

Wherever possible one unit to be available for the disabled.

All such to have proper connection to the septic tank/mains drains. Hot and cold water to be provided to all hand wash facilities

INFORMATIVE:

The applicant is advised to contact WSCC Public Rights of Way (01243 642105) in order to agree the means of prohibiting vehicular access at Lyminster Road and Calceto Lane, Public Right of Way (F.P.2205)



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner

Date of Decision:

11 May 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the