

Recommendation Report for Planning Permission

REF NO: LY/28/17/PL

LOCATION: Crossbush Farm Shop
Lyminster Road
Lyminster
BN17 7QN

PROPOSAL: 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 stall car park.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The proposal relates to a change in use of the premises to provide a coffee shop and retail space incorporating a bar server area. The layout also includes toilets, a loading/storage area, cold store and wash room. The car park at the entrance to the site includes 19 spaces.

The applicants intend to provide two distinct services:

1) a "local, artisanal" alternative to the current, corporate offerings available to commuters along the A27, particularly on the other side of the Lyminster Road. Freshly brewed, locally roasted, "on site" coffee and locally sourced & made sandwiches would be offered as an alternative to the mass-produced food and drink offering. Locally brewed beer and locally produced refreshments, served by people who have a knowledge of how the product is produced would be available.

2) a hub for locals to come together in a different environment to that which is currently available, families and friends being able to meet and enjoy local beer & coffee in the same place. The Mezzanine level would be used to host various workshops, bread making classes, home brew seminars, chocolate making, coffee workshops - all through the network of local, artisanal suppliers that both businesses use.

It is envisaged that the business will operate as a fresh coffee bar in the mornings, serving coffee, tea, pastries & sandwiches. From lunchtime onwards, fresh local beer will be served, with locally produced refreshments. It is also anticipated that some form of hot food would be offered Friday through Sunday. The outside seating area would be used, as the previous two businesses have done, including a small seating area at the front of the building under the existing awnings.

It is anticipated that three new members of staff would be employed initially as well as offering further hours of work to

	existing staff, in both the businesses. The staffing capacity would increase as footfall grows.
SITE AREA	1,784 sq m
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1m + boundary hedge to north of access and 3m and boundary hedge to south of access
SITE CHARACTERISTICS	To the west of the site is a service station. Existing modern barn. Green coloured corrugated cladding previously used as a farm shop. Parking in front of building.
CHARACTER OF LOCALITY	Rural - Fields to the north and east. Houses to the south cannot be seen from site due to high trees and hedges on boundary. The area is rural in character with the A27 situated to the north of the site and some sporadic residential development to the south. To the west of the site is a service station

RELEVANT SITE HISTORY

LY/14/11/	Change of use of part of existing agricultural building, to farm shop and alterations, to existing access. (Departure from the development Plan).	ApproveConditionally
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Lyminster & Crossbush Parish Council

Support - The injection of a "fresh breath of air" to a site that could hold great potential to the benefit of the parish is welcomed. The proposal would provide the following benefits:

- A local sustainable centre for the village to be able to meet and take coffee, sandwiches and the occasional alcoholic beverage.
- Investment from local businesses who have an excellent track record in the area with additional employment opportunities.
- The attraction of tourists bringing much needed revenue to the parish and our local businesses on the edge of the South Downs Park.
- A business plan that attracts cyclists and walkers to the premises which can only have a positive effect on the surrounding economy, especially post Lyminster bypass.
- The reviving of a spectacular site that could so easily be left to withering on the vine.

Would also suggest that the following restrictions are considered: This must not be considered the first step in further changes of use if the business model fails.

- If agreed, that this site will not become a "nightclub" or have extended licensing rights unless there are exceptional circumstances and only then if agreed by the Parish Council.
- That the business model with reference to cyclists and walkers be considered by the council as being part of the vision they have of Lyminster & Crossbush Parish becoming a "walkers and cyclist's paradise"

post Lyminster bypass.

- Lyminster Road is a very dangerous 'A' road and statistics will support this. Cycling to the venue or crossing the road to it on foot is an extremely dangerous venture.
- Has any consideration been given to the licence being one of off-sales only?

11 Objections - This application is contradictory to several key policies and it does not meet required criteria. Specifically:

Policy Gen 2 & Policy Gen 3 - does not meet 5 criteria set out in policy. Policy AREA 10. No evidence has been presented to give any basis for a conclusion that the establishment of a bar at the site would be necessary to meet the plan's requirements, nor that it would be consistent with its policies.

The proposed development would thereby be directly contrary to policy AREA10 of the adopted development plan.

Policy DEV31

Use as a bar as now proposed is not supported by policy DEV31 and nor is there any other policy within section 3 of the plan with which the proposed use would comply.

Policy SD SP3 seeks to protect gaps between settlements and to retain the separate identity of settlements. It is similar in effect to its predecessor policy AREA10 but applies a higher threshold. To be potentially permissible in a Gap, the policy provides that development must be such that it cannot be located elsewhere. No evidence has been provided to suggest that the proposed bar cannot be located elsewhere. Indeed, bars are commonly and appropriately located within built-up areas, and specifically within established centres, not least to be accessible to customers. There can be no reasonable suggestion that a bar as proposed cannot be located elsewhere. The proposal is therefore in even greater conflict with emerging policy SD SP3 than with adopted policy AREA10.

Policy EMP DM1. Item 6 of that policy makes clear that development for local firms for these purposes would only be acceptable on sites outside the built-up area where no alternative location can be identified. Item 7 of the policy addresses the potential conversion of rural buildings, but only for industrial or business purposes, which would not encompass the proposed bar use.

Policy RET DM1 is concerned with retail development. Part 4 of the policy explains that a change from retail use of single units, as is proposed in this application, would only be permissible where retailing is demonstrated, through evidence of marketing, to be no longer viable. No evidence has been provided of any extensive marketing of the application premises as the policy requires. Nor is there any information on which a conclusion can be safely based that retail use as permitted by the previous planning permission is not now viable.

The establishment of the farm shop at the site, pursuant to planning permission LY/14/11 dated 30 January 2012, was considered to comply with policy DEV31 within section 3 of the plan, which relates specifically to Farm Shops. In that way the previous permitted use was found to accord with criterion (v) of policy GEN3, enabling planning permission to be granted for that use. Use as a bar as now proposed is not supported by policy DEV31 and nor is there any other policy within section 3 of the plan with which the proposed use would comply.

It should remain as a Farm shop as per the previous planning, and not be permitted to sell alcohol. Hours of operation should be 9am to 5pm.

The revised plans make a very substantial increase in the scale of provision of customer parking. This reflects the relative inaccessibility of the site by sustainable transport modes. In this regard, there would be even greater conflict with the provisions of the development plan. The substantial increase in traffic movements arising from the over 3-fold increase in parking provision will clearly give rise to a much

greater impact in terms of noise and disturbance, severely and adversely affecting the amenity of nearby residential properties.

29 Support - Would bring a lot of attention and business to the area. the development would be an exciting venture for the local community and attract customers from other towns.

As coffee shops and craft beers are becoming increasingly popular, this project would cater to a wide range of people of various age groups.

Crossbush Farm has laid noticeably abandon for some time now & it was be nice to see the space being utilised on a project, which I believe has a lot of potential. Would provide economic benefits.

I've been a resident of Arundel since 2003 and have seen various ventures attempt to make a success of the Crossbush Farmshop. As it is a fairly prominent building on the A27 it would be good if the building was being used and kept in good condition. Given Arundel Brewery's success in building up a superb business in the Arundel area, which includes employing numerous staff and bringing in a good amount of money to the local economy, they will improve the site, employ even more people and further promote the local economy. Indeed, their proposal of making the site available for the local community is part of the strength of this application.

As a fellow small business owner, Arun District Council should do all they can to help local businesses grow and fulfil their potential.

Both Arundel Brewery and Edgcumbes are established, local businesses and both seem keen to remain loyal and local to the area with their respective expansion plans. This can only be a good thing as it creates local employment and supports the local economy. The idea (as stated in some objections) that this will be any more disruptive to the local area than the 24 hour petrol station and McDonalds opposite seems ridiculous! I also don't foresee that litter will be a problem. One only has to drive past the established Edgcumbes business in Ford Lane to see that there is no additional litter in the road which could be attributed to them; a completely different situation to that which can be attributed to the McDonalds at Crossbush.

COMMENTS ON REPRESENTATIONS RECEIVED:

Licensing is not controlled by planning legislation and is a separate consideration. Conditions have been imposed restricting the hours of operation so that the premises cannot become a nightclub.

No extensions are proposed as part of the application and therefore the change of use would not adversely impact on the integrity of the Gap. The proposal does comply with policy GEN3 in that it would accord with policies DEV1 and DEV8 within section 3 of the Plan and would also represent diversification of the rural economy by providing additional revenue to the farm.

Policy DEV31 is not relevant to consideration of this application since this relates to the criteria for provision of a farm shop and does not refer to a change of use of a farm shop.

CONSULTATIONS

Environmental Health

Engineering Services Manager

Engineers (Drainage)

Economic Regeneration

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

Environmental Health - No Objection provided appropriate conditions are imposed relating to Odour Control, Hours of Operation and Noise Levels.

Economic Regeneration - Support.

Both companies involved in this project are local and have a good track record of sustained growth. This is an opportunity for both to grow further. This will mean additional jobs for local people and a building with a somewhat difficult history in terms of longevity of occupation, that is at the gateway to both Arundel and Littlehampton, put back into use. The building and its parking are also ideal for such a facility and not easily found elsewhere in the district. This will also offer something unique to the district that has proved extremely popular elsewhere.

Economic Development is keen to encourage facilities that serve both local people and visitors.

County Highways - No Objection

Essentially the proposal seeks change of use of 145 sqm of mixed farm shop/coffee shop floor space with a brewery tap room. It would be difficult to substantiate that the proposed change of use will result in a material intensification of use at the site and access point onto Lyminster Road. The block plan now includes the previously approved closure works on Calceto Lane.

Request conditions are imposed relating to parking, cycle parking and access.

COMMENTS ON CONSULTATION RESPONSES:

- comments noted. The most recent revised parking details have been submitted detailing an overflow parking area of 10 cars . This is a reduction from the 40 overspill parking spaces detailed on the first substitute drawings.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

Class A Road

Within the Arundel and Littlehampton Strategic Gap

DEVELOPMENT PLAN POLICES

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

GEN3	Protection of the Countryside
GEN7	The Form of New Development
GEN12	Parking in New Development
DEV1	Conversion of Rural Buildings for Industrial or Business Use
DEV31	Farm Shops
DEV35	Tourism Development Requiring a Coastal Location
AREA10	Strategic Gaps
DEV8	Circumstances in which Additional Development may be Permit'd

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

EMP DM1 Employment land:Development Management

TOU SP1 Sustainable Tourism & The Visitor Economy
 C SP1 Countryside
 D DM1 Aspects of Form and Design Quality
 SD SP3 Gaps Between Settlements
 D DM4 Extensions & Alterations to Existing Buildings

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 Main Modifications to the Arun Local Plan (2011-2031) are presently out for Public Consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

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).

Lyminster and Crossbush Parish Council is not preparing a neighbourhood plan.

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

The site currently operates as a farm shop and storage area. The previous farm shop sold produce from this farm and neighbouring farms and businesses. No new buildings or floorspace are included.

The site lies outside the Built-Up Area Boundary within the Littlehampton and Arundel Strategic Gap and retail sales of farm produce have been undertaken at the site previously. The proposal is for the change of use of an existing building and as such the development hereby proposed will not give rise to visual harm to the rural character of the countryside or the appearance of the Strategic Gap. No new structures are included within proposal and the objectives and fundamental integrity of the Strategic Gap would not therefore be compromised.

The building is located in the countryside and is considered to be compliant with policy GEN3 of the Local Plan in that it is in accordance with policies in Sections 2 and 3 of the plan, namely policies DEV8, DEV35 and DEV1 of Arun District Local Plan as set out below.

The proposal relates to conversion of a rural building for business use and should therefore be considered against policy DEV1 of the Local Plan. The building is structurally sound, of permanent construction and capable of conversion without significant rebuilding. It would have no adverse effect on the rural character of the area by reason of activity levels and there are no proposed alterations to the building which would increase its visual prominence. Resultant traffic can be accommodated safely. The change of use is similar to the retail use which previously operated from the site. The floor area is unaltered so the level of use and activity levels are comparable.

Access to the farm shop has been widened to 5.5m to allow vehicles to access and egress the site simultaneously without conflict. In addition, Calceto Lane has become one-way providing access only to the property, egress would be via a new section of highway linking Calceto Lane to the farm shop access. A parking area for 19 customer parking spaces is included in the proposal.

The previous farm shop was not viable and has closed. The premises have subsequently remained empty. With regard to impact on the character of the area the site is located close to the A284 Lyminster Road and its junction with the A27. Traffic levels in the vicinity of the application are therefore very high. It is not anticipated that the proposed use of the premises would significantly increase the levels of

activity generated by the previous farm shop use or agricultural activities on the land. The parking area is screened from the adjacent residential properties by an existing outer hedge. Parking is adjacent to the farm shop.

The access and car parking are existing and have previously been approved by County Highways under LY/14/11 following a Stage One Safety Audit and Designer's Response and are deemed acceptable subject to the imposition of conditions and informatives.

The proposal relates to relocation of a local business Arundel Brewery retail outlet which is located in the centre of Arundel. The business has now reached a point where, in order to grow, employ more staff and produce even better beers, they need to invest more. As a small family business they do not wish to incur debt but feel they could achieve this by being able to sell more beer direct to the customer, rather than only supplying pubs. This increased revenue will enable them to grow, therefore employing more local staff and ultimately attract more visitors to Arundel. The fact that there are only two Freehouses in Arundel also limits opportunities to sell their beer locally, which is another factor in their hope to open their own Tap Room.

The coffee shop part of the proposal would include Edgcumbes Coffee Roasters & Tea Blenders who have a similar ethos to the applicants, being a small, well established, local family business. They have worked together for many years and believe that they can provide something truly special to local people and visitors travelling through Sussex. They envisage a new business on this site, offering fresh, locally brewed beer & coffee, in a family friendly environment, modelled on the lines of the Craft Beer Taprooms in the US. The concept of fresh brewed beer and coffee being offered together is something that is already popular in the US. The proposal therefore falls to be considered against policy DEV8 of the Local Plan. The proposal is compliant with policy in that the applicant is a local firm located within Arun, and no acceptable alternative premises can be located in the locality, the premises are considered to be sustainably located and are sympathetic to the rural surroundings and are acceptable in terms of impact on residential amenity.

The nearest residential property is 245 Lyminster Road situated approximately 29m to the south of the existing building. Therefore, it is considered that there is the potential for the proposed use to give rise to detrimental impacts upon the residential amenity of neighbours. However, the hours of trading are currently expected to be 7am-10pm. The applicant has stated that they will ensure that any noise generated by their operation and customers will be kept within reasonable limits. The use will be managed by staff to ensure that customers leave the premises in a neighbourly fashion. They intend to install suitable signage to remind patrons to respect neighbours when arriving and leaving the premises and staff will be instructed to conduct themselves in a considerate manner and also to encourage and ensure customers do likewise. Recorded background music will be played inside the premises during hours of operation. It is intended there will be occasional live acoustic sessions but it is anticipated these would take place on the north side of the building to minimise any disturbance to neighbours who are situated on the south side. These matters can be appropriately controlled by the imposition of conditions.

Paragraph 7 of the NPPF sets out the three dimensions to sustainable development - the economic, social and environmental roles. Below I set out the assessment in respect of the three roles of sustainability as identified in the NPPF.

Environmental Role -

Government Planning policy is to encourage appropriate development in a location that will enable a reduction in the need to travel, particularly by private car and that planning should contribute to reducing emissions and reduce climatic change. The site is situated outside of the built up area boundary in a rural location. However, the nearest bus stop is situated approximately 30m from the access into the site with Arundel Train Station situated 1.1km from the site. It is considered that despite the sites location outside

of the built up area boundary it benefits from sufficient access to public transport in accordance with the NPPF.

The expectation is that many visitors will walk to the venue, according to unofficial surveying of shop customers. Good use will also be made of the local bus and train services. The applicant's have also been led to believe that a good number of local cyclists are already planning scenic routes to the site. It should be noted that due to its location, immediately next to a junction of the A27, it is expected that there will be reasonable numbers of visits by passing vehicles resulting in combined trips.

The proposed development will consist of the change of use of an existing building and as such it is considered that the development will not give rise to any unacceptably adverse harm to the visual amenities or the character of the locality. There would be no change to the external appearance of the building and the car parking and access are existing. The 10 car parking spaces to be provided as overflow parking would not dominate the landscape and would be located adjacent to hedging bordering Lyminster Road which reduces the expansion of the use onto neighbouring farmland.

Social Role -

The proposal is considered to provide a slight social benefit by virtue of its use. In addition to providing a warm and friendly, family orientated environment for local people and existing customers it is anticipated that the mezzanine level would become a meeting/event space for the use of local groups. It is also hoped to run workshops with local, artisanal suppliers and like-minded businesses, for example, Hoped to run Brewing workshops, Chocolate Making workshops, Bread Making and Cookery classes, even yoga classes. The applicant's see this venture as a vehicle for raising the profile of what Sussex food and drink has to offer.

Economic Role -

The proposal will provide a number of jobs including painters/plumbers/electricians/carpenters and sign writers during the conversion of the existing building as well as providing employment opportunities for at least three new employees from the use. It will also make business rate contributions.

With local support, the business project will grow over time and therefore enable the business to grow further, employ more staff and therefore have an incremental benefit to the network of local suppliers of raw materials and ingredients.

It will also enable the owner of the building and site to find a sustainable use for his building in the longer term which supports his agricultural business. Therefore, it is considered that the proposed development will have a positive economic impact.

On the basis of the above it is considered that the proposed development would constitute sustainable development in accordance with paragraph 7 of the National Planning Policy Framework.

The proposal would attract visitors from outside the area and is considered to represent an acceptable change of use which does not detract from the character of the area. It would therefore comply with policy DEV35 of Arun District Local Plan.

The application is 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 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, tannoys, 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.

- 10 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.

- 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

- 12 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.

- 13 **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

- 14 **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)