

[REDACTED]

From: Jodie Wilkes [REDACTED]
Sent: 08 September 2017 16:59
To: Planning.Responses
Cc: Daniel Purchase
Subject: Highways Response R/184/17/PD

Please could this Strategic Planning Response be distributed to Mrs A Gardner

I have copied Daniel Purchase into this correspondence to ensure that he is aware of issues being raised or events that are happening in his constituency.

Kind regards
Jodie

Jodie Wilkes | Technician, Planning Services, Economy Planning and Place, West Sussex County Council
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
[REDACTED]

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WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION

DATE: 08/09/2017

FROM: Jodie Wilkes

TO: Arun District Council
FAO: Mrs A Gardner

SUBJECT: R/184/17/PD- Notification for prior approval under class C for a change of use from a shop (Class A1) to a restaurant/cafe (Class A3).

51, Sea Lane, Rustington, West Sussex, BN16 2RQ

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £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 Local Development 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.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from a B1 Shop use to A3 restaurant use subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered. This includes matters relating to highways and transport. However the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

West Sussex County Council in its role as LHA (Local Highway Authority) has therefore considered the proposal on that basis. The proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway concerns would be raised. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The site already has an established A1 usage which during its peak would have generated "drop in" custom throughout the day. Whilst we appreciate that this A3 facility could see an increase in custom at differing points in the day, it is not considered that this proposal would have a detrimental impact on highways safety. The prior approval is therefore considered acceptable in highway terms.

Jodie Wilkes
Planning Services