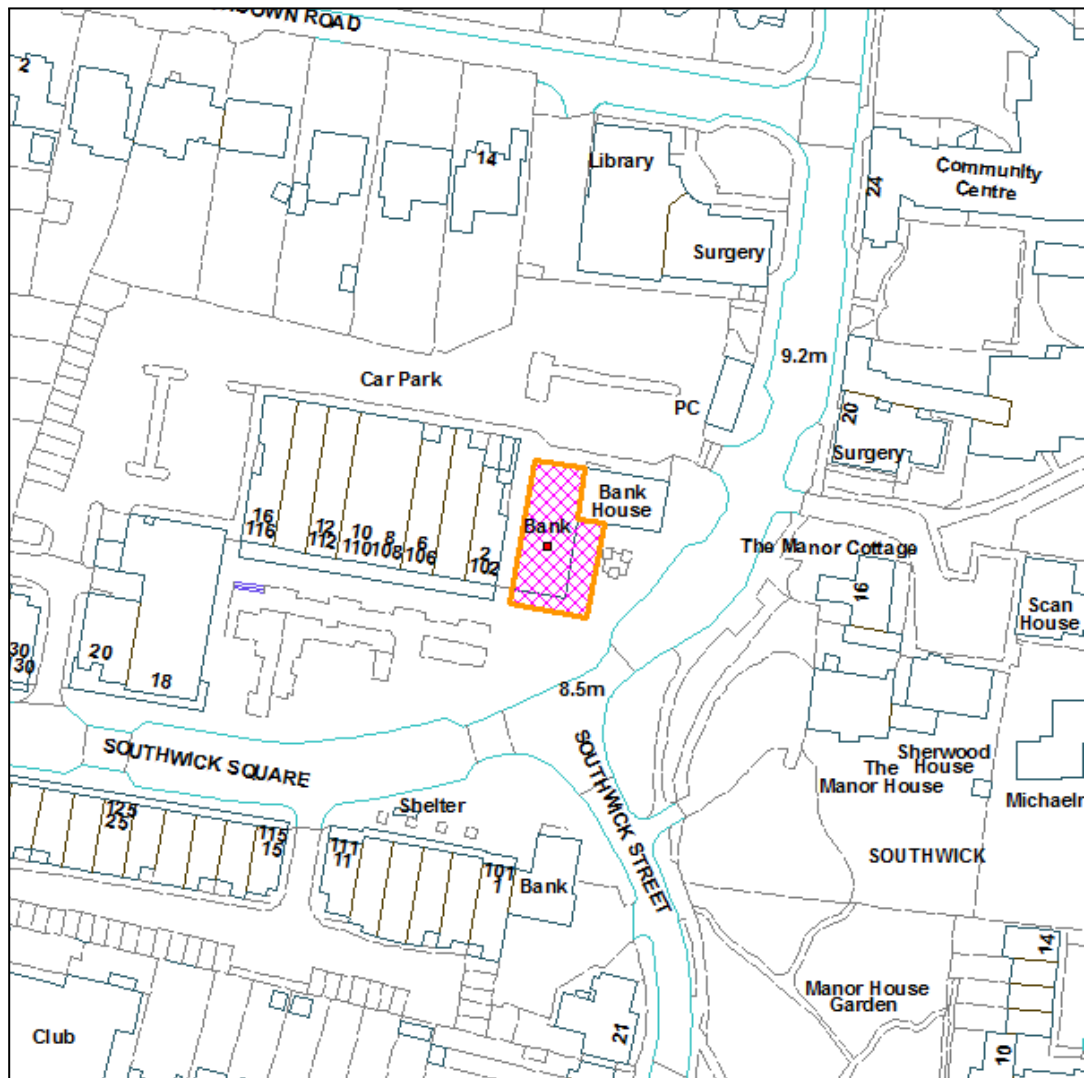


Application Number:	AWDM/0401/24	Recommendation - APPROVE
Site:	Unit 1, Bank House, Southwick Square, Southwick	
Proposal:	Material alterations to the South and East elevations, including new windows and doors and provision of outside seating in connection with use as a cafe.	
Applicant:	Juniper Catering	Ward: Southwick Green
Agent:	Mr Jack Tompkins, Harp & Bright Ltd	
Case Officer:	Peter Barnett	



**Not to Scale**

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## **Proposal, Site and Surroundings**

This is an application for alterations to the former Barclays Bank premises on the NE corner of Southwick Square. It is currently vacant and has a lawful use within Class E of the Use Classes Order. Class E permits commercial, business and service uses such as shops, restaurants, cafes, offices and gyms. The application is brought to Committee for determination as the Council has an interest in the land.

The application proposes to make a number of external changes in connection with the proposed use of the premises as a cafe. The use itself does not require planning permission, just the external alterations.

The building has two main elevations facing east and south. The east elevation contains the entrance door and 3 large windows. The south elevation also contains 3 windows and the remnants of the ATM machine. It is proposed to replace the windows on the south elevation with clear, fully opening bi-folding windows. On the eastern elevation the windows are to be replaced with full height, fully opening French doors leading to the proposed courtyard space and external seating. A new entrance door is proposed to replace the existing. The walls are to be rendered and painted. New signage and a projecting awning is also proposed on the south and east elevations.

The site is outside of the Southwick Conservation Area, which is to the east and south on the other side of Southwick Street, but it does affect its setting.

## **Relevant Planning History**

Various applications associated with the previous use

## **Consultations**

**West Sussex County Council:** No objection. No vehicular access is associated with this site. The proposed use as a café is not anticipated to give rise to a significant material intensification of movements over the pre-existing banking use.

No vehicular parking is associated with this site and therefore, parking would have to be accommodated on-street or within nearby paid-for provision. The LHA would not anticipate that this would lead to a highway safety or parking capacity concern, given this is the existing arrangement. The site is sustainably located and well accessible on foot or by cycle.

The proposals include the placement of outdoor tables and chairs within the maintained highway boundary. This would be subject to a separate application for a pavement licence obtained from Adur & Worthing Councils.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal

**Adur & Worthing Councils:** The *Environmental Health* officer has no objections in principle.

**Drainage:** No objection

**Sussex Police:** Should the provision of alcohol be a consideration - the applicant and their partners are strongly advised to consult directly with the licensing team at Sussex Police before making plans for licensed premises serving alcohol or conducting other licensable activities at this site. The Sussex Police Licensing Team may have some of their own requirements that they wish to be implemented into the premises before they are satisfied it meets licensing objectives on the day-to-day operation of the premises which is why it is extremely important the applicant contacts them.

To protect the premises out of hours thought should be given to the siting of an intruder alarm.

To reduce potential incidents of congregation and criminal damage out of hours – thought should be given to ensuring that outside seating can be stored inside at the close of business each day.

The accompanying application form does not show hours of opening. Should late hours be a consideration, due to the provision of outside seating noise could be an issue. Noise can and does travel which has the potential to disturb the amenity of the surrounding local residential community. I would therefore ask that a degree of sensitivity is shown to ensure that they are not unduly disturbed.

## **Representations**

2 objections received:

- The area does not need another cafe as there are 3 already
- Will cause more obstacles for disabled, people with prams and wheelchairs
- Will cause more traffic and parking problems
- Why is it not a restaurant use instead? Or another kind of business?

1 representation expressing support received:

- The Bank House property could benefit greatly from renovation, and its business usage would bring important associated economic and social benefits, both in terms of increased employment opportunities and facilities for the local community.
- As noted in the planning application, the equivalent of 14 full time jobs will be created as a result of project completion, and this would be a welcome boost to the economy of the local area.

## **Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policies 12, 15, 17, 27, 28, 34, 36  
WSCC Guidance on Parking at New Developments (Sept 2020).  
National Planning Policy Framework (December 2023)

## **Relevant Legislation**

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

## **Planning Assessment**

### ***Principle***

The site lies within the primary shopping frontage of Southwick town centre. Policy 12 of the Adur Local Plan supports cafe uses within this area but it should be remembered that it is only the external alterations that are being considered here as the proposed use falls within the same use class as the current lawful use.

The main consideration therefore is the impact of the external changes on the character and appearance of the building. The external seating does not require planning permission, only a pavement licence.

### ***Visual amenity***

The proposed alterations to the building are considered to enhance its appearance, with an upgrade in external materials and windows. It is located in a prominent position at the eastern entrance to Southwick Square and its use as a cafe, with external seating and new openings, will add activity and interest to what is currently an unused corner of the Square.

### ***Residential amenity***

The alterations themselves will not have an adverse impact on residential amenity. The use itself may result in some increased noise and activity but it is located within a town centre where there is already a range of food and drink uses, including with external seating, such as at the adjacent 'Beer Engine.' Opening hours cannot be controlled under this application but the applicant's agent has suggested that it is likely to be open between 7am and 6pm.

### ***Accessibility and parking***

There is no highway objection to the proposal given its sustainable location. A pavement licence is required for the external seating and a line of cycle parking hoops in front of the south elevation will need to be relocated. A new location has not been identified yet.

## **Recommendation**

### **Approve**

#### **Subject to conditions:-**

1. Approved Plans
2. 3 year time limit
3. Cycle stands shall be relocated in accordance with details to be submitted to the LPA

3 June 2024

## **Local Government Act 1972**

### **Background Papers:**

As referred to in individual application reports

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