



## CHICHESTER CITY COUNCIL

### PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE ON 15 MARCH 2017

- (i) CC/17/00336/FUL - Case Officer: - Caitlin Boddy - **Minor Dev - Dwellings**  
Mr William Heslop  
Whyke Lodge Residential Care Home 115 Whyke Road Chichester West Sussex  
6 no. dwellings.

#### **Introduction**

This application is for 6 new residential dwellings at Whyke Lodge, the site of a commercial care home on the south west side of Whyke Road and backing onto Whyke Close.

The proposal seeks to retain the original Victorian part of the building located to the east of the site and proposes to demolish the later patchwork of additions which extend to the west of the site.

The existing period structure would be retained and converted into a single dwelling with a further three town houses in place of the demolished structure and a two smaller townhouses will replace the existing sheds. The flint garage and store structure to the north east of the site is to be reused as bin and bike stores. The layout has taken into account the views of the District Council planners on a preliminary enquiry.

#### **Background**

It is believed that the property was originally a large early 20<sup>th</sup> century dwelling, set within a large plot. Due to the adaptations and extensions that have been carried out over time, the form of the original building has become disjointed in appearance and form. The proposal aims to improve the appearance of the site as a whole, creating more aesthetically pleasing building facades, defined entrances to each of the dwellings, parking and landscaped areas.

#### **The Proposal**

The architectural approach has been based on the retained Victorian villa and design features of the surrounding area. The proposal reduces the footprint of structures on the site by 25% and the layout has also been designed around the existing trees on the site. The proposal provides off street parking for each dwelling (14 spaces in total).

Unit A retains part of the footprint of the eastern side of the existing Whyke Lodge, keeps much of the existing window layout on the east elevation and makes internal alterations to provide a three bedroom dwelling.

Unit B comprises three town houses accessed from the courtyard to the north with the appearance of Victorian terraced houses, comprising four bedroom accommodation. The gardens extend 14.5m in length to the southern boundary, retaining privacy with the neighbours to the south.

Unit C is similar in character to Unit B but is smaller, comprising three bedroom dwellings accessed from Whyke Close.

The applicants submit that the proposed development is a high quality design residential development in a sustainable location.

## **Planning Adviser Comments**

The principle of the redevelopment of this sustainable site within the settlement boundary for residential purposes appears to be acceptable, as there is no specific policy relating to the protection of care homes as they do not appear to fall within the description of Local and Community facilities in Local Plan Policy 38.

The layout of the proposed development closely aligns with the footprint of the existing buildings with the three terraced town houses (unit B) extending west from the existing building and the two smaller dwellings (Unit C) at right angles facing Whyke Close.

The Unit B dwellings have a high quality Victorian design on the front elevation, however, the rooflights betray the presence of a third storey (containing a bedroom and home office), resulting in a roof height of 9.7m., which is about 1.0m higher than the existing buildings. The dwellings also have a depth of 13.5m with a full height gable on the rear containing further rooflights. However, the garden depth of 14.5m is acceptable within the CDC guidelines for 3 storey dwellings and they overlook Whyke Court where there are first floor units over a ground floor parking area with an access and further parking in between.

The Unit B dwellings have a similar design approach but are significantly smaller within a height of 8.7m and depth of 8.8m, with a single storey dining room projecting into the side garden. With the rear elevation in very close proximity to the side of the Unit B dwellings, the elevation only contains bathroom windows at first floor level and rooflights to the third floor bedrooms. These face onto Whyke Close, from which access is derived and the amenity areas are located on each side, wherein a very significant tree is being retained. Overall this is considered to be a suitable form of development.

## **Recommendation: No Objection**



## CHICHESTER CITY COUNCIL

### PLANNING ADVISER'S REPORT FOR THE

### PLANNING AND CONSERVATION COMMITTEE ON 15 MARCH 2017

- (ii) CC/17/00422/FUL - Case Officer: - Katherine Rawlins - **Other Dev - Change of Use**  
Mr R Gillman  
Ground Floor North Suite The Corn Exchange Baffins Lane Chichester  
Change use of ground and first floor north suite from office (class B1a) to retail (class A1), with internal alteration.
- (iii) CC/17/00423/LBC - Case Officer: - Katherine Rawlins - **Other Dev - LBC's Alter/Extend**  
Mr R Gillman  
Ground Floor North Suite The Corn Exchange Baffins Lane Chichester  
New internal staircase between ground and first floor in connection with use as a single A1 retail unit. Associated internal alterations including repositioning of 2 internal doors, partition to managers office and removal of modern cladding to first floor ceiling and steel beams.

#### **Introduction**

These planning applications seek permission for the change of use of the northern part of both the ground and first floor (The North Suite) of The Corn Exchange (a Grade II Listed Building) from B1(a) office to A1 retail. No changes are proposed to the exterior of the building and the proposals include internal alterations which require listed building consent and a separate LBC. No air conditioning units are required.

#### **Background**

The Corn Exchange originated as the corn store for the original corn trading hall which is now occupied by the retailer 'Next' on East Street. Together these two buildings occupy the entire length of Baffins Lane extending to some 80 metres in length along the eastern side of the road, but the trading hall and the corn store have different architecture which reflects their original function. The corn store is a substantial three storey brick building extending for some 49 metres along Baffins Lane and the application site comprise the northernmost 17 metre section which contains vacant offices in two separate units, adjoining the current application site for the change of use of the southernmost ground floor office suite to A3 CC/16/02949/FUL .

#### **The Proposal**

The proposal is for a retail outlet on two floors for a furniture store. The applicants submit that the proposed retail use is appropriate within this is an area of mixed uses in Baffins Lane with Café Nero (A3) and two shops (A1) (Indigo and Vapawell) opposite and the small courtyard development known as Baffins Court which contains A1 and A 3 uses. Further to the south there is the vehicular exit to Baffin's Lane public car park (of some 90 spaces) then Henry Adams estate agents (A2 use) and Baffins Hall auction hall (sui generis). Beyond East Pallant the large office complex comprising solicitors' office (Thomas Eggar) and Council offices are bordered by a large public car park of around 190 spaces.

To the east of the site the development is served by a rear access area which serves the retail unit of Next to the north and also the rear entrance of the offices of Thesis Asset Management. There is parking available for the offices in the Corn Exchange for 10 cars.

In addition to the proposed retail use there are some internal alterations, notably a proposed staircase, designed in simple black steel and timber which reflects the simple open tread design of the original staircase and the proposed glass bannister, without any vertical spindles, provides the necessary safety for a modern design but in a lightweight and uncluttered form so as to not detract from the industrial aesthetic. It has been designed to avoid the removal of any historic fabric and therefore as a relatively lightweight modern intervention into an already modern floor it could be removed at a later stage and the floorplan reversed without additional harm to the listed building. Given this and the context and scale of the building, it results in a limited impact.

There is no additional impact on the Conservation Area as there are no external alterations and in terms of noise and activity, the hours of use and nature of activity are equivalent to or less than that if the two floors were occupied as offices.

There is no change to the access arrangements. The main entrance is on Baffins Lane and there is an existing service entrance to the rear off the service area. All deliveries will be from the front loading bay on Baffins Lane. No parking is provided for staff or customers who will use the nearby public car parks. This will ensure there will be no disturbance from car doors from customers and staff travel patterns. Furniture is not available to be taken away from the BoConcept store (only small accessory display item). All furniture orders will be delivered direct to the customers from the supply depot.

There have been previous concerns about waste storage and collection. The bin store is already on site and was the location for the bins of the previous tenants Thomas Eggar. The compound is large enough to accommodate the bins for the retail and office users. BoConcept, within its lease, will be limited to two 1100 litre bins which can only be collected between the hours of 7am and 11am Monday to Saturday; no collections on Sundays or bank holidays. Collections will only be made from East Street in accordance with the existing arrangements.

There is no additional impact on the Conservation Area as there are no external alterations and in terms of noise and activity, the hours of use and nature of activity are equivalent to or less than that if the two floors were occupied as offices.

### **Planning Adviser Comments**

In September 2016, the Committee considered an application for the adjacent part of the building for Change of use for part of ground floor from office (B1a) to cafe (A3) together with provision of roof and wall vents to east elevation (CC/16/02949/FUL). It was resolved to raise an Objection on the following grounds:

- 1. The proposed cafe, would by virtue of its scale and associated level of activity, be severely detrimental to the amenities of local residents and the character of the Conservation Area.*
- 2. The proposed opening hours extend beyond those of existing commercial premises in this locality and would introduce a level of noise and general disturbance from the movement of customers, staff, servicing and deliveries. In addition, the operation of extraction and air supply unit at normally quiet times and the resultant kitchen odours would adversely affect nearby residential properties.*
- 3. Furthermore, internal works and the external changes to the east elevation of the building, including the introduction of a dormer vent in an unbroken roofline, to accommodate the proposed kitchen extraction equipment and air supply grills, are considered to be severely harmful to the character and appearance of this Grade II Listed building.*

The applications have not yet been determined.

The Committee previously considered a proposal to change the use of the whole ground floor from offices (B1) to restaurants and cafes (A3), as part of a package of measures to refurbish the buildings and let the ground floor as two A3 units and the upper floors as four office suites incorporating an additional lift. (CC/15/01363/LBC & CC/15/01362/FUL).

The Committee resolved to raise *“No objection to the planning and listed building applications, subject to sufficient environmental safeguards put in place to protect the amenity of local residents”*. The applications were withdrawn before determination.

The proposed change of use from office to retail and the associated works have to be considered against the following policy background. In planning terms the site lies within a settlement policy area, the conservation area and is a Grade II listed building. The front portion of the building which fronts East Street lies within the primary Shopping Area but this does not include the application site.

The Local Plan (Policy 10) acknowledges that the city centre is the historic heart of Chichester and the main location for shopping, entertainment, visitor attractions, and a large proportion of the city's employment. In order to maintain and enhance the vitality of the centre, it is desirable to plan to accommodate a mix of uses including some new retail, other business uses such as small offices, and residential development.

Employment Policy 26 states that existing employment sites that are well located and commercially attractive will be retained for Business (B1-B8) .... to safeguard their contribution to the local economy.

Planning permission will be granted for alternative uses on land or floorspace currently or previously in Business (B1-B8) ... where the it has been demonstrated (in terms of the evidence requirements accompanying this policy) that the site is no longer required and is unlikely to be re-used or redeveloped for Business (B1-B8) or similar uses.

Heritage Policy 47 also states that new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported.

Clearly the Local plan envisages the City Centre to be a vibrant mix of uses to maintain and enhance the vitality of the area. Office uses play a part in the local economy and the loss of 397sq.m. (208 ground and 189 first) is not insignificant. A commercial report has been previously submitted indicating that there is an oversupply of office accommodation within the City and this retail development is appropriate.

In terms of the works to the listed building it is proposed to install a modern stairwell, the external appearance of the building will remain unaltered. The building was substantially altered during the 1967 office conversion and it is considered that the proposed works are unlikely to adversely impact upon the character of the listed building.

**Recommendation: No objection to the planning and listed building applications, subject to the views of the Historic Buildings Adviser.**



## CHICHESTER CITY COUNCIL

### AMENDED PLANS FOR THE PLANNING AND CONSERVATION

COMMITTEE ON 15 MARCH 2017

- (i) SDNP/16/04679/CM  
Markwell's Wood-I Well Site South Holt Farm Dean Lane End Forestside  
Rowlands Castle Hants  
**Amended Plans**

Appraisal and production of oil incorporating the drilling of one side track well from the existing well (for appraisal), three new hydrocarbon wells and one water injection well, and to allow the production of hydrocarbons from all four wells for a 20 year period.

#### **Additional Information**

Last October the Committee considered this application in the South Downs National Park and resolved to raise an Objection on the grounds of the impact on water quality. At the subsequent meeting the Committee was advised of the objection from the Environment Agency, which highlighted the risk posed to groundwater supplies.

The Council has now been advised that a raft of additional technical information has been supplied as part of the Environmental Statement accompanying the application. One particular report deals specifically with Ground Conditions and Groundwater, which considers the effects on the water environment, especially groundwater quality in the Chalk aquifer. It acknowledges that The Chalk aquifer provides an important source of drinking water for private and public abstractions locally and the Site is located on the edge of the catchment of the Havant and Bedhampton Springs, which is a public water source managed by Portsmouth Water.

The summary of the report indicates that a hydrogeological conceptual model has been developed based on an extensive literature review, supported by site specific information in the form of high-resolution aerial imagery, site walkover observations and information obtained during the construction of the Site and the MW-1 well. The conceptual model presented is consistent has been discussed with the EA and Portsmouth Water and is consistent with that put forward by the BGS.

Based on the hydrogeological conceptual model, a risk analysis has been completed following the approach in Section 2 of the ES. This shows that the majority of potential effects are associated with surface activities. The only appreciable residual effect is to the Chalk aquifer during drilling of new wells in Phase 2 of the Development. The effect is temporary in nature and eliminated once the Chalk is cased and grouted. The significance of the effect is minor adverse and is the same residual effect that would be applicable to any other drilling or construction works in the Chalk aquifer, e.g. water well drilling. The potential effects associated with all the other activities during all other phases of the Development are negligible.

The outcome of the risk analysis is a reflection of the high level of embedded mitigation within the design and construction of the existing Site and the existing MW-1 well, combined with additional mitigation that will be provided through the implementation of robust environmental management systems including waste management plans, traffic management plans and UKOG's own in-house operating systems.

Of particular note is the additional mitigation for the installation of casings for new wells to below the base of the Lower Chalk, which will be undertaken to protect the Chalk aquifer using the same drilling techniques and biodegradable drilling fluid used in water well drilling.

**Planning Adviser Comment**

Clearly, this is a highly technical issue and will be carefully assessed by Portsmouth Water and the Environment Agency.

**Recommendation: Objection on the grounds of the impact on water quality unless the proposals are agreed by Portsmouth Water and the Environment Agency.**



## CHICHESTER CITY COUNCIL

### AMENDED PLANS FOR THE PLANNING AND CONSERVATION

#### COMMITTEE ON 15 MARCH 2017

- (ii) CC/16/02949/FUL & CC/16/02950/LBC  
Change of use for part of ground floor from office (B1a) to cafe (A3) together with provision of roof and wall vents to east elevation.  
The Corn Exchange Baffins Lane.

#### **Introduction**

These applications relate to the southern part of the Corn Exchange which has an authorised use as offices, following a conversion in 1967 and is listed Grade II early C19 3 x storey building.

The current planning application relates to:

**Change of use for part of ground floor from office (B1a) to cafe (A3) together with provision of roof and wall vents to east elevation.**

The listed building application is for:

**Minor internal alterations to facilitate use as A3 café including lightweight removable partitions for WC and kitchen areas, extraction equipment and associated vents on rear (east) elevation and roof.**

These applications were considered by the Committee previously in September 2016 and it was Resolved to raise an Objection on the following grounds:

1. The proposed cafe, would by virtue of its scale and associated level of activity, be severely detrimental to the amenities of local residents and the character of the Conservation Area.
2. The proposed opening hours extend beyond those of existing commercial premises in this locality and would introduce a level of noise and general disturbance from the movement of customers, staff, servicing and deliveries. In addition, the operation of extraction and air supply unit at normally quiet times and the resultant kitchen odours would adversely affect nearby residential properties.
3. Furthermore, internal works and the external changes to the east elevation of the building, including the introduction of a dormer vent in an unbroken roofline, to accommodate the proposed kitchen extraction equipment and air supply grills, are considered to be severely harmful to the character and appearance of this Grade II Listed building.

Amended Plans have now been submitted which show the following changes:

- The replacement of the proposed arched louvred roof vent on the east elevation with a circular flue, painted black and extending 150mm above the ridge. The proposed new extract vents and air grills and A/C store remain.
- No air conditioning units are required (although are shown on the submitted plans).

- Public opening hours amended to 7am -7.30pm (previously 7am – 9pm) 7 days per week.
- An acoustic report has assessed the impact of multiple noise sources i.e. noise from ventilation equipment, kitchen activity and refuse collection during the originally proposed later opening operational hours (until 9:00 pm for customers). The report demonstrates that the impact of the proposed equipment will meet required standards and will not be detrimental to existing residential amenity. The earlier closing time now proposed will further minimise any residual impact on residential amenity. The original report has been amended to reflect the change in the extraction system from the original ‘high’ standard to the presently proposed system which is the ‘very high’ specification. No further noise assessment is needed as the introduction of the roof hood within the roof space to increase the efflux velocity does not increase the noise output from the system.

### **Planning Adviser Comments**

A copy of the previous report dated 28 September is attached for members information and the Planning Adviser will update the Committee verbally of any further developments.



## CHICHESTER CITY COUNCIL

### PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE ON 28 SEPTEMBER 2016

- (ii) CC/16/02949/FUL & CC/16/02950/LBC  
The Corn Exchange  
Baffins Lane  
Chichester West Sussex PO19 1UD

#### Introduction

These applications relate to the southern part of the Corn Exchange which has an authorised use as offices, following a conversion in 1967 and is listed Grade II early C19 3 x storey building.

The planning application relates to:

Change of use for part of ground floor from office (B1a) to cafe (A3) together with provision of roof and wall vents to east elevation.

The listed building application is for:

Minor internal alterations to facilitate use as A3 café including lightweight removable partitions for WC and kitchen areas, extraction equipment and associated vents on rear (east) elevation and roof.

#### Background

The Committee has previously considered a proposal is to change the use of the whole ground floor from offices (B1) to restaurants and cafes (A3), as part of a package of measures to refurbish the buildings and let the ground floor as two A3 units and the upper floors as four office suites incorporating an additional lift. (CC/15/01363/LBC & CC/15/01362/FUL).

The Committee resolved to raise “*No objection to the planning and listed building applications, subject to sufficient environmental safeguards put in place to protect the amenity of local residents*”.

Over 60 objections were raised on the grounds of impact on the conservation area, parking, late night noise and disturbance and the overall number of cafes in the City. The Environmental health Officer and Historic Building Adviser were concerned about the lack of information on ventilation.

The applications were withdrawn before determination.

The Corn Exchange originated as the corn store for the original corn trading hall which is now occupied by the retailer ‘Next’ on East Street. Together these two buildings occupy the entire length of Baffin’s Lane extending to some 80 metres in length along the eastern side of the road.

The trading hall and the corn store have entirely different architecture which reflects their original hierarchy and function. The corn store is a substantial 3 storey brick building extending for some 49 metres along Baffin's Lane and the application site comprise the southernmost 32 metre section which borders New Town to the south.

The applicants submit that the site is located within a mixed use area. On the corner of New Town and Friary Lane to the South there is an optometrists, on the west side of Baffin's Lane at the junction with East Street there is the flank elevation of Café Nero (A3), immediately south there are two shops (A1), followed by the small courtyard development known as Baffin's Court which contains A1 and A 3 uses. The vehicular exit to

Baffin's Lane public car park (of some 90 spaces) is located directly opposite the public entrance of the application site.

Further south and opposite the application site are the premises of an estate agents (A2 use) and Baffin's Hall auction hall. To the south of East Pallant is a solicitors office and Council offices which are bordered by a large public car park of around 190 spaces. To the east of the site the development is served by a rear access area which also serves the retail unit of Next to the north and also the rear entrance of offices. New Town and St John's Street to the south and east respectively have a mix of residential and commercial uses. New Town is primarily residential but also contains an opticians (no 4) and chiropractors (no. 2). St John's Street has a mix of residential properties and the offices of Thesis Asset Management. On the corner of St John's Street and East Street is Stocklund House which has A1/A3 uses at ground floor level, offices at first floor and flats at second and third floor level.

### The Proposals

The applicants state that the proposed use amounts to 369sqm of floor space on the ground floor fronting onto Baffin's Lane, which is a smaller site than the earlier application. The proposed cafe is to be occupied by an all day trading cafe operator with 150 covers whose core business is breakfast and lunchtime service with opening hours 7am – 9pm 7 days per week.

The site is positioned on an important pedestrian route to and from a main city cent and despite the many window openings along its western elevation has previously offered a 'dead' façade in terms of the vitality of the frontage. In addition, the location of the site within a mixed use area will further support the evening economy.

The layout changes are limited to the internal area and are provided by the use of lightweight partitions for the kitchen and wc areas. All internal partitions are lightweight and removable and have been limited to the necessary screening of the functional and service areas of use. The sense of a large building span providing the original storage function is retained. There are no changes to the footprint of the building or to existing windows and doors.

The proposed kitchen ventilation equipment will achieve a high degree of odour control as appropriate for the context of the building and the proposed use. Kitchen extraction and ductwork within the kitchen area is reversible so the whole installation could be removed at a later date. The vents are as shown on the rear (east elevation) with flush grilles. There will be two 200mm x 200mm grilles for the WC's and one for the air supply to the kitchen of 600mm x 400mm. All will be powder coated terracotta colour to blend with the brickwork. The roof vent will be painted black.

The proposed public opening hours are 7am to 9pm with all staff vacating the building by 10pm. An acoustic report is also supplied with the application, which has assessed the impact of multiple noise sources i.e. noise from ventilation equipment, kitchen activity and refuse collection during the national hours. The report demonstrates that the impact of the proposed equipment will meet required standards and will not be detrimental to existing residential amenity.

There is no change to the access arrangements. The main entrance is on Baffin's Lane and there is an existing service entrance to the rear off the service area which would also give pedestrian access for staff direct to the kitchen area.

All deliveries will be from the front loading bay on Baffin's Lane. No parking is provided for staff or patrons who will use the nearby public car parks. This will ensure there will be no disturbance from car doors from patrons and staff travel patterns.

The recent refurbishment of the tired offices has led to a significantly improved employment offer as encouraged by Policy 3. However there has been significant investment required. The lack of demand for this unit to be retained as offices is evidenced by the extensive marketing set out in the commercial report. To provide appropriate economic regeneration of the site as a whole there is a need to provide a mix of uses within the building. It is considered appropriate to seek other town centre uses for the ground floor of the Corn Exchange in the form of A1/A2/A3 uses.

The applicants submit that the proposals represent a logical and complimentary addition to the mix of commercial uses in Baffin's Lane. The listed building considerations and the concerns of local residents have been carefully considered to ensure the proposed A3 tenant is not one focussed on the evening economy. The proposed café occupier's business model focuses on family daytime and early evening business and the proposed opening times reflect this. Careful consideration has also been given to the internal layout of the A3 use with specific regard to the amount of development, the contribution it will make to enliven a key pedestrian route to the Primary Shopping Frontage of East Street whilst having regard to the sensitivity of its relationship with nearby residential properties.

## **Planning Adviser Comments**

### **Policy Framework**

The proposed change of use from office to restaurant and the associated works have to be considered against the following policy background.

In planning terms the site lies within a settlement policy area, the conservation area and is a Grade II listed building. The front portion of the building which fronts East Street lies within the primary Shopping Area but this does not include the application site.

The Local Plan (Policy 10) acknowledges that the city centre is the historic heart of Chichester and the main location for shopping, entertainment, visitor attractions, and a large proportion of the city's employment. In order to maintain and enhance the vitality of the centre, it is desirable to plan to accommodate a mix of uses including some new retail, other business uses such as small offices, and residential development. Entertainment and leisure facilities to boost the 'evening economy' may also be appropriate in some locations, though such development will need to be sensitive to the historic character of the city.

Employment Policy 26 states that existing employment sites that are well located and commercially attractive will be retained for Business (B1-B8) to safeguard their contribution to the local economy.

Planning permission will be granted for alternative uses on land or floorspace currently or previously in Business (B1-B8) ... where the it has been demonstrated (in terms of the evidence requirements accompanying this policy) that the site is no longer required and is unlikely to be re-used or redeveloped for Business (B1-B8) or similar uses.

Heritage Policy 47 also states that new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported.

Clearly the Local plan envisages the City Centre to be a vibrant mix of uses to maintain and enhance the vitality of the area. Office uses play a part in the local economy and the loss of 369 sq.m. is not insignificant and the employment policy requires a demonstration that the site is no longer required and is unlikely to be re-used or redeveloped for Business (B1-B8) or similar uses. A commercial report has been submitted indicating that there is an oversupply of office accommodation within the City, nevertheless, the two upper floors are being refurbished and re-let for office purposes.

In terms of the works to the listed building it is proposed to remove internal office partitioning from the ground floor and create larger open plan areas, the external appearance of the building will remain unaltered. The building was substantially altered during the 1967 office conversion and it is considered that the proposed works are unlikely to adversely impact upon the character of the listed building.

The wider impact of an A3 use upon the character and appearance of the conservation area is also a key consideration. The immediate locality of Baffins Lane contains mainly commercial uses. However, adjacent streets such as New Town, East Pallant and St John's Street have a large number of residential properties. Whist the use appears to be acceptable in principle, it is important that sufficient environmental safeguards are put in place to protect the amenity of local residents.

**Recommendation: No objection to the planning and listed building applications, subject to sufficient environmental safeguards put in place to protect the amenity of local residents such as conditions on opening hours and noise and smell.**