

Report following a request for further information, negotiations or consultation

**REF NO:** LU/91/19/PL

**LOCATION:** Various sites along  
Littlehampton Promenade  
Littlehampton

**PROPOSAL:** Change of use of parts of seafront for temporary food & drink outlets & other seaside uses together with associated temporary/portable structures & equipment for use by businesses associated with those outlets.

**DEVELOPMENT CONTROL COMMITTEE (DCC) 26TH MAY 2020**

This committee deferred the application so that the proposals be considered by the Littlehampton Regeneration Subcommittee.

Committee members in their discussion of the application expressed concerns relating to safety, the lack of detail being provided, the potential for restricted coach parking, rents in relation to such premium locations, the impact of a possible increase in day tripper numbers following the easing of lockdown restrictions due to the corona virus pandemic.

**LITTLEHAMPTON REGENERATION SUB-COMMITTEE (LRSC)**

The LRSC held its meeting on the 7th October. A copy of the report and printed minutes of the meeting have been forwarded to Development Control Committee members in advance of this meeting.

The LRSC resolved that it recommend to Development Control Committee that the planning application be approved and that restrictions be attached to the operational licenses ensure that the Riverside site only provides facilities relating to recreation and entertainment with no food or drink; and that the Banjo Road site will be restricted to food, but not alcohol, recreation and entertainment.

Members of the LRSC were made fully aware by officers at the meeting that Planning cannot impose conditions on the application to restrict the type of sales that it offers because there is no sound or robust planning reason for doing so. An Informative will be added to LU/91/19/PL to this end.

**OTHER CONCERNS RAISED BY DCC 26 MAY**

The size of the concessions, as explained by officers at the DCC 26 May, cannot be controlled by planning as the structures themselves do not require planning permission - it is only the use of the area to provide concessions that requires permission.

Again this can be an issue that could be controlled by the Property & Estates Department when awarding concessions.

Further research on coach parking figures has been carried out. The 2019 figures showed 5 days in July and 1 day in August when over 10 coach parking spaces were used with only 4 of these days being over 12 coach parking spaces being used. Banjo Road currently provides space for 20 coaches. It is proposed to retain 10 of these parking spaces. The parking profile for 2019 means that for future years 10 parking spaces is likely to cater for the majority of parking demand. Where it does not the overspill could be accommodated at the car park in the Leisure Centre.

**CONCLUSIONS**

The LRSC have shown their support, in principle, for this application. Planning permission is

recommended as per the attached report.