

Report to: PLANNING COMMITTEE

Date of Meeting: 17 March 2021

Report from: Assistant Director of Housing and Built Environment

Application address: **Store 4, Bottle Alley, St Leonards-on-sea, TN37 6FD**

Proposal: **Change of use to a flexible use of Class E (commercial and service) and Sui generis (takeaway)**

Application No: **HS/FA/20/00688**

Recommendation: **Grant Full Planning Permission**

Ward: CENTRAL ST LEONARDS 2018
Conservation Area: Yes - Eversfield Place
Listed Building: No

Applicant: Estates Service Muriel Matters House Breeds Place Hastings TN34 3UY

Public Consultation

Site notice: Yes
Press advertisement: Yes - Conservation Area
Neighbour Letters: No
People objecting: 0
Petitions of objection received: 0
People in support: 0
Petitions of support received: 0
Neutral comments received: 0

Application status: Not delegated -
Council application on Council owned land

1. Site and surrounding area

This application site relates to Store 4, Bottle Alley, Eversfield Place situated on the Lower Promenade of the seafront. The Lower Promenade provides a covered 'alley' walkway

running adjacent to the beach and extending between Warrior Square and the Pier. There are a number of historic storerooms situated under the main promenade that are accessed from this lower promenade. Store 4 which is the subject of this application is currently a vacant store but has most recently been used as a kayak hire kiosk with a small internal floor area of approximately 20sqm prior to this the store was used for storage. Access to this store is via a single access door within the side elevation from the Lower Promenade 'alley' walkway, the store also has a high-level window within each of the side elevations and a window within the front. The store room is located next to a set of steps either side which provide access from the Lower Promenade to Eversfield Place street level. Eversfield Place is situated opposite the site, at street level, and mainly comprises residential uses. Warrior Square is located further to the west of the site at street level with a mixture of residential, restaurants and shop uses. London Road, located just beyond Warrior Square forms part of a shopping centre. There is no on-street parking available on Eversfield Place. However, there is some on-street parking around Warrior Square and some of the other nearby streets. Eversfield Place is one section of the busy seafront (A259) road that runs along the seafront and is a main bus route, with many bus stops within walking distance of the site. The Upper Promenade facilitates a cycle route also.

Constraints

SSSI Impact Risk Zone (threshold not exceeded)

Land Owned by HBC

Eversfield Place Conservation Area

Conservation Area Appraisal Consultation Draft

Archaeological Notification Area

Environment Agency Flood Risk Zone 2

Environment Agency Flood Risk Zone 3

Flood Zone 2 SFRA

Flood Zone 3a SFRA

Groundwater Flooding

Climate Change 1000 year

Climate Change 200 year

2. Proposed development

This application proposes to provide a flexible use for the vacant store at Store 4, Bottle Alley, in order to improve the store's marketability and secure occupancy for the future. The application seeks permission for the following uses, as defined by the Town and Country Planning (Use Classes) (England) Order 1987 (as amended):

Class E

- E(a) Display or retail sale of goods, other than hot food (previous A1)
- E(b) Sale of food and drink for consumption (mostly) on the premises (previous A3)
- E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms) (previous D2)

Sui Generis

- Takeaways (previous A5)

No external alterations are proposed as part of this application.

Background information

The application initially proposed for the flexible use to include all uses contained within Class E. However, having assessed these uses against Local Plan Policy and the constraints of the site, some of which were not considered to be compatible within this location so have been removed from the scheme, this is discussed in more detail within the body of the report.

The grant of planning permission for a flexible use will enable any of the proposed uses to be implemented, or changed to, within a ten year period without the need for multiple planning permissions. The use in operation at the end of the ten year period becomes the lawful use of the property from that date onwards.

The application is supported by the following documents:

- Design and access statement.
- Heritage statement.
- Site waste management.
- Flood risk assessment.

Relevant planning history

None.

National and local policies

Hastings Local Plan – Planning Strategy 2014

Policy FA2 - Strategic Policy for Central Area

Policy FA6 - Strategic Policy for The Seafront

Policy SC1 - Overall Strategy for Managing Change in a Sustainable Way

Policy SC7 - Flood risk

Policy EN1 - Built and Historic Environment

Hastings Local Plan – Development Management Plan 2015

Policy LP1 - Considering planning applications

Policy DM1 - Design Principles

Policy DM3 - General Amenity

Policy DM4 - General Access

Policy CQ1 - Cultural Quarters

Policy HN1 - Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas)

Other policies/guidance

National Design Guide

National Planning Policy Framework (NPPF)

Paragraph 11 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be

approved without delay.

Paragraph 12 of the NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Three dimensions of sustainability given in paragraph 8 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 9 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

Section 12 of the NPPF sets out the requirement for good design in development. Paragraph 124 states: "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 127 of the NPPF requires that decisions should ensure developments:

- Function well;
- Add to the overall quality of the area for the lifetime of that development;
- Are visually attractive in terms of:
 - * Layout
 - * Architecture
 - * Landscaping
- Are sympathetic to local character/history whilst not preventing change or innovation;
- Maintain a strong sense of place having regard to:
 - * Building types
 - * Materials
 - * Arrangement of streets
- Optimise the potential of the site to accommodate an appropriate number and mix of development;
- Create safe places with a high standard of amenity for future and existing users

Paragraph 130 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way that it functions.

Paragraph 130 also seeks to ensure that the quality of an approved development is not materially diminished between permission and completion through changes to the permitted scheme.

3. Consultation comments

Environmental Health Team - **No objection subject to conditions**

A number of conditions have been recommended to be attached by the Environmental Health Team to help control noise and odour. However, given that the installation of an extract system and other equipment is not proposed as part of this application and the principle of such works would not be considered acceptable at this location, these conditions

are not relevant and are therefore not required to be attached.

Boroughs Marketing Team - **No response received**

Planning Policy Team - **No response received**

Licensing - **No objection**

As far as the Licensing Act 2003 requires regarding takeaway food, this involves the sale of hot food takeaway only from 23.00 hours up until 05.00 hours.

Hot food includes hot tea / coffee etc. Therefore unless this kiosk will be operating after 23.00 hours, there are no adverse comments from Licensing to this change of use.

A condition is to be attached to this permission to restrict the opening hours of the store for between 05:00 - 23:00 with any proposed changes to these opening times to be submitted and approved by the Local Planning Authority (condition 3).

Refuse Team - **No response received**

Environment Agency - **No response received**

4. Representations

In respect of this application site notices were displayed at the Upper and Lower Promenade nearby to the store and neighbour letters were subsequently issued and an advert placed in the local paper. No responses were received.

5. Determining issues

This application is proposing a number of uses for the store, to allow for flexible occupation in the future. The granting of an application for flexible use allows the premises to change from one approved flexible use to another without the need for multiple planning permissions within a ten year period. It is therefore important that this report assesses the suitability of all uses proposed for this store in terms of the existing use and proposed use, the impact on the character and appearance of the Conservation Area, the neighbouring residential amenities, refuse, flooding and highway parking and safety.

a) Principle

The site is in a sustainable location and the application is therefore in accordance with Policy LP1 Hastings Local Plan - Development Management (2015) in this respect and acceptable in principle subject to other local plan policies.

b) Existing use / proposed use

Policy FA2 of the Hastings Local Plan - Hastings Planning Strategy (2014) supports further delivery of regeneration and change in Hastings Town Centre by 2028 while Policy FA6 of the Hastings Local Plan - Hastings Planning Strategy (2014) encourages the development of all year round tourist attractions to provide permanent jobs and encourages regeneration of key landmark sites along the seafront, supporting development that builds on the Seafront's

distinctive heritage and attractiveness as a destination for leisure and recreational activity. In addition, the main aim of the strategic objective 7 of the Hastings Local Plan - Hastings Planning Strategy (2014) is to make the best use of the seafront and to promote tourism.

It is also noted the site falls within the White Rock and America Ground Cultural Quarter, as defined in Policy CQ1 of the Hastings Local Plan - Development Management Plan (2015). This encourages development which will assist in the expansion of the role of cultural quarters as centres for cultural and related leisure and business activities and proposals will be viewed in terms of their contribution to the mix and diversity of uses and to their potential to enhance their attraction to visitors. The policy also sets a positive approach to assist the occupation of under-used premises as is the case with the use of this vacant store.

The existing neglected and unused store room is vacant with the proposed flexible use to bring the space back into productive use which would add further activity to Bottle Alley and would help contribute to all year round tourist attractions and the regeneration of Hastings which is in line with the policies set out above.

As several uses are proposed for this application, the acceptability of each will be considered in turn below.

Class E

E(a) Shops (previous A1)

This use is recognised as a 'main town centre use' as defined by the National Planning Policy Framework (NPPF) with the site situated outside the defined town centre. As such Policy E3 of the Hastings Planning Strategy 2014 would be relevant here, whereby the application would be required to follow the assessment approach set out in national planning policy in terms of need, scale, sequential approach to site selection, impact on other centres, including those beyond the Borough boundary, and accessibility. However, in this instance given the nature of the application with a flexible use proposed discussions have taken place with the applicant and it has been agreed that condition 5 is attached to ensure that any retail use proposed at this site must be of mixed use with a clear connection to the stores beach location and leisure and recreation uses. Similar mixed uses have been permitted to some of the other stores located along Bottle Alley. It is considered with the provision of condition 5 a mixed use would be complimentary to the policies mentioned above.

E(b) Restaurants and cafes (previous A3)

A restaurant or café within this location would increase footfall along Bottle Alley and positively contribute to the area. The principle of this use has been previously agreed as acceptable within another store along Bottle Alley. This use will contribute to the aims of Policy CQ1 of the Development Management Plan which seeks to support development that will assist the further expansion of their role of centres for leisure and business activities, will contribute to the mix and diversity of uses and the potential to enhance their attraction to visitors, and improve the vitality of the area. However, it is important to note given the stores location directly below the promenade and within the Eversfield Conservation Area, the installation of an extract system or other external equipment would be unacceptable. As such, in order for this use to be considered acceptable a condition will be attached to ensure all food must be pre-cooked off site and heated on site in a microwave (condition 7).

E(c) Financial and professional services (previous A2)

In view of the above-mentioned policies, it is not considered that this use would be acceptable within this given location, this use would fail to contribute to the area and the aims of the above policies which encourage leisure and recreation activity within this area which promote tourism and increase footfall.

E(d) Indoor sport, recreation or fitness (previous D2)

This proposed use within this beach location is considered acceptable and compatible. The use would contribute positively to Policy CQ1 of the Development Management Plan, which seeks to support development that will assist the further expansion of their role of centres for leisure and business activities, will contribute to the mix and diversity of uses and the potential to enhance their attraction to visitors, and improve the vitality of the area.

E(e) Provision of medical or health services and E(f) Creche, day nursery or day centre (previous D1)

Given the size of the store it is unlikely that any of these uses would be suitable. However this aside, these proposed uses would not be compatible within this given location and would fail to compliment the above-mentioned policies which seek to promote tourism with recreation and leisure uses. Furthermore, this use would also introduce a more vulnerable use class into the premises (current lawful use and other uses proposed are classed as low vulnerability) according to the Environment Agency Flood risk vulnerability classification. Given the stores location and the flooding constraints with the store at high risk of sea flood, this use would not be considered compatible or suitable.

E(g) Business/Industrial uses (previous B1a, B1b, B1c and B2)

In view of the above-mentioned policies, it is not considered that this use would be acceptable within this given location, this use would fail to contribute to the area and the aims of the above policies which encourage leisure and recreation activity within this area which promote tourism and increase footfall.

Sui Generis

Takeaways (previous A5)

A takeaway within this location would increase footfall along Bottle Alley and positively contribute to the area. This use will contribute to the aims of Policy CQ1 of the Development Management Plan which seeks to support development that will assist the further expansion of their role of centres for leisure and business activities, will contribute to the mix and diversity of uses and the potential to enhance their attraction to visitors, and improve the vitality of the area. The Licensing Team have been consulted on this application and have stated 'the Licensing Act 2003 requires regarding takeaway food, this involves the sale of hot food takeaway only from 23.00 up until 05.00. Hot food includes hot tea / coffee etc. Therefore, unless this kiosk will be operating after 23.00, there are no adverse comments from Licensing to this change of use'. The applicant has not put forward any proposed opening hours for the store, as such it has been agreed with the applicant that the opening hours of the premise will be between 05:00 - 23:00 with any proposed changes to these opening times to be submitted and approved by the Local Planning Authority, this has been attached by way of condition (condition 3). As mentioned above, given the stores location directly below the promenade and within the Eversfield Conservation Area, the installation of an extract system or other external equipment would be unacceptable. As such, in order for this use to be considered acceptable a condition will be attached to ensure all food must be

pre-cooked off site and heated on site in a microwave (condition 7).

In view of the above, a condition will be attached to exclude the above uses which have been identified as unacceptable in this location (condition 4). Furthermore, given the location of the store and the identified site constraints a further condition will be attached to ensure any further change of use not covered by this permission will require a further planning application to be submitted to obtain permission (condition 6). The uses which have been identified as being acceptable and compatible, will bring back into use a vacant store room which will positively contribute to the regeneration and tourism of Hastings which is in agreement with the above stated policies.

c) Impact on character and appearance of Conservation Area

Policy EN1 of the Hastings Local Plan - Planning Strategy (2014) creates a presumption in favour of the conservation of heritage assets and their settings and encourages development which sustains and enhances the significance of heritage assets and/or their setting. Policy HN1 of the Hastings Local Plan - Hastings Development Management Plan (2015) also states that applications that have the potential to impact upon the significance of designated heritage assets (including conservation areas) will be determined against their ability to demonstrate an understanding of the significance of the asset and that the scheme will sustain and enhance its significance. Furthermore, Policy DM1 sets out that development must reach a good standard of design, which protects and enhances local character.

No external alterations to the store room are proposed as part of this application, therefore the proposed change of use to this premises will have no impact on the character and appearance of Bottle Alley or the surrounding Eversfield Place Conservation Area. This is in line with Policies EN1, HN1 and DM1 of the Hastings Local Plan, the proposal is thereby considered acceptable in this regard.

The applicant is reminded that any material external alterations to the store room will require planning permission and would require a separate planning application (informative note 3).

c) Impact on neighbouring residential amenities

Policy DM3 of the Hastings Local Plan - Development Management Plan (2015) requires new development to avoid any adverse impact on the amenity of neighbouring properties.

The application site is situated on the Lower Promenade of the seafront, in close proximity to Eversfield Place which forms part of the busy A259 road. The surrounding area is predominantly residential in nature. There are a number of other historic store rooms situated under the main promenade that are accessed from this lower promenade. The application is for a change of use with the footprint of the store to remain the same with no external alterations proposed.

The Environmental Health Team were consulted on the application whereby they raise no objections subject to conditions relating to the control of noise and odour in the interests of amenity. However, as detailed above, given the stores location immediately below the promenade and within the Eversfield Place Conservation Area the concept of on-site cooking and associated equipment have been considered unacceptable. As such a condition will be attached to this permission to ensure any hot food must be pre-cooked and heated on

site in a microwave (condition 7). This is to protect the character and appearance of the Conservation Area and the amenity of adjoining neighbours.

With regards to proposed opening hours, no opening hours have been included within the application. However, comments have been received from Licensing for which they specify the Licensing Act 2003 requires regarding takeaway food, this involves the sale of hot food takeaway only from 23.00 up until 05.00. Hot food includes hot tea / coffee etc. Therefore, unless this kiosk will be operating after 23.00, Licensing have no objections to this change of use. Opening hours have been discussed with the applicant and it has been agreed that the opening hours of the store will be restricted to between 05:00 - 23:00 with any proposed changes to these opening times to be submitted and approved by the Local Planning Authority, this has been attached as a condition (condition 3). Given the stores location and the considerable distance to the nearest residential uses the proposed opening hours are considered acceptable.

In view of the above, due to the nature and scale of the proposal and the position of the store being set down from the upper promenade and street level, the store is set a considerable distance from the closest residential properties (approximately 20m) so it is not considered the proposals will have any impact upon these neighbouring sites. The proposed uses are considered suitable and compatible within this seaside location, with the proposals providing a complimentary use to the beach without harming the amenity of the area which is in line with the aims of Policy DM3 of the Hastings Local Plan - Development Management Plan (2015).

e) Refuse

Policy DM3 of the Hastings Local Plan - Hastings Development Management Plan (2015) states proposed development should provide adequate space for storage of waste and the means for its removal

No details regarding refuse arrangements have been provided within this application given the ambiguity of the flexible nature of the proposals being applied for. However, it is noted any waste generated can be stored securely within the footprint of the building and then be taken to the closest collection point on the relevant collection day. This arrangement has been applied to the other store rooms within Bottle Alley. This will avoid harm to the local amenity from waste nuisance and is considered acceptable in this regard and in line with Policy DM3 of the Hastings Local Plan. A condition has been attached to this permission to ensure that this arrangement is met throughout the lifetime of this permission (condition 8).

f) Flooding

Policy SC7 of the Hastings Local Plan - Hastings Planning Strategy (2014) supports development proposals that avoid areas of flood risk.

In this case the application site is situated within the Environment Agency flood risk zones 2 and 3 (at high risk of sea flood).

The promenade is part of Hastings flood defence and as such the stores along the Lower Promenade are considered to be particularly exposed to possible sea flooding. However, this said, the existing storage use and the proposed uses are all considered 'less vulnerable'

on the Environment Agency Flood risk vulnerability classification. The Technical Guidance to the NPPF identifies less vulnerable uses as being appropriate development in zones 2 and 3a. The proposed uses will not include any residential use or persons sleeping on the premises. The application is for a change of use with the footprint of the store to remain the same with no external alterations proposed. As such there will be no changes to the existing runoff or drainage characteristics of the store or surrounding area, and it is not considered the proposals will increase flood risk on and off the site. Furthermore, the store room is extremely small internally approximately 20sqm in size with a set of pedestrian steps either side of the store which provides access to the Upper Promenade and street level. Given the proposed uses of the store, the small internal space of the store along with the store room's position next to pedestrian steps, all of which makes flood risk highly unlikely to endanger persons using this store. In view of the above, the site and proposed uses are both considered suitable and compatible within this location in terms of flood risk.

g) Highway safety and parking

Given the constraints of the site, no car parking provision has been provided for this proposal. It is however noted that the application site is located within a highly sustainable and central location which is readily accessible by public transport. The site is close by to the shopping centre along London Road and is adjacent to the busy A259 road which is well served by buses with a cycle route which runs along the Upper Promenade which is also in close proximity. Furthermore, there is also an option for on-street parking with some on-street parking around Warrior Square and some of the other nearby streets. Given the moderate size of the store and the nature and scale of the uses proposed, it is more than likely that many of the customers will be people visiting the beach and surrounding area. As such, it is not considered the proposals will result in harm to the existing highway network and parking situation and is considered acceptable in this instance which is in agreement with Policy DM4 of the Hastings Local Plan - Development Management Plan (2015).

(h) Designing out crime

The Crime & Disorder Act 1998 heightened the importance of taking crime prevention into account when planning decisions are made. Policy SC1 of the Hastings Local Plan - Planning Strategy (2014), seeks managing change in a sustainable way including through reducing opportunities for crime and disorder through innovative design and the clear distinction of public and private space.

The Lower Promenade while busy throughout daylight hours, particularly during the summer months, has little natural surveillance outside daylight hours. Given the proposed uses of the store room, an appropriately worded informative has been attached to this permission strongly advising the applicant to undertake appropriate security measures to reduce the store's vulnerability to possible crime opportunity/anti-social behaviour (informative note 4). Equally, it is anticipated that bringing the vacant store room back into use, may add to the Lower Promenade becoming a more 'live' space that in itself may help increase natural surveillance to prevent possible crime opportunity/anti-social behaviour.

i) Environmental Impact Assessment

The National Planning Practice Guidance (Paragraph: 017 Reference ID: 4-017-20170728) states that "Projects which are described in the first column of Schedule 2 but which do not exceed the relevant thresholds, or meet the criteria in the second column of the Schedule, or are not at least partly in a sensitive area, are not Schedule 2 development."

This development is not within a sensitive area as defined by Regulation 2 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and does not exceed the thresholds of schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

6. Conclusion

For the reasons set out above the proposed flexible use is considered to be acceptable. The storeroom is currently a vacant store, the proposed flexible use would bring the store back into use and will help ensure the long term vacancy of the store is addressed, and a viable use occupies the store. This flexible use will positively contribute to the Lower Promenade becoming a more actively used and welcoming place to be which would be in line with the tourism policy objectives for the seafront and the cultural quarter. The proposal will not involve any external alterations thereby the character and appearance of the surrounding Conservation Area will not be harmed. The flexible use will not result in any highway, flooding or residential amenity issues. The proposed flexible use is therefore considered to be acceptable and it is recommended that permission is granted subject to the attached conditions.

These proposals comply with the Development Plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which 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 Human Rights considerations have been taken into account fully in balancing the planning issues.

7. Recommendation

Grant Full Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan (ESAD 1654), site plan (BF/L1/5/3/2A), existing floor plan (BF/L1/5/3/7) and proposed floor plan (BF/L1/5/3/8)

3. The premises shall not be used except between the following hours:-
05:00 - 23:00 Monday - Friday,

05:00 - 23:00 Saturdays,
05:00 - 23:00 Sundays or Bank Holidays.

Any proposed changes to the above opening times shall be submitted and approved by the Local Planning Authority.

4. The hereby approved flexible use of the premises excludes the following uses:

Class E(c), Class E(e), Class E(f) and Class E(g).
5. Any retail (Class E(a)) use implemented on site should be of a mixed use with a clear connection to leisure and recreation activities.
6. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further change of use shall take place unless first authorised in writing by the Local Planning Authority.
7. Any hot food must be pre-cooked off site and heated on site in a microwave.
8. Any waste and recycling shall be securely stored within the footprint of the building and taken to the closest collection point on the relevant collection day.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure a satisfactory standard of development.
4. To comply with Policies FA2 and FA6 of the Hastings local Plan - Hastings Planning Strategy (2014) and Policy CQ1 of the Hastings Local Plan - Development Management Plan (2015).
5. To comply with Policies FA2 and FA6 of the Hastings local Plan - Hastings Planning Strategy (2014) and Policy CQ1 of the Hastings Local Plan - Development Management Plan (2015).
6. To ensure that any further change of use is appropriate to the area and level of flood risk.
7. To ensure a satisfactory form of development in the interests of the character and amenity of the area.

8. To avoid harm to local amenity from waste nuisance.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework.
3. There shall be no material external alterations made to the store without further planning permission first being applied for and approved in writing by the Local Planning Authority. You are strongly advised that any external alterations are designed for appropriate flood protection to help protect the store as it is at high risk of sea flood (Environment Agency zones 2 and 3).
4. The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. If you are planning to replace or alter any of the external openings within the store then appropriate security standards should be adopted. For further information please see www.securedbydesign.com or contact Sussex Police. Any material external alterations to the openings of the store will require planning permission.
5. The Food Business Operator will be required to register the food establishment with the Local Council 28 days prior to opening. The registration form can be found online at http://www.hastings.gov.uk/environmentalhealth/food_safety/businesses/foodpacks/caterers/
6. The applicant is strongly advised to contact the Environmental Health Division before services, fixtures and fittings etc. are installed for advice on satisfying the requirements of Health and Safety Law.

Officer to Contact

Mrs L Fletcher, Telephone 01424 783261

Background Papers

Application No: HS/FA/20/00688 including all letters and documents