



Planning Statement

Paddock to the r/o Upper Beeding Pharmacy, High Street,
Upper Beeding

Variation of Conditions 7 and 9, relating to application reference DC/25/1766, for *'Erection of a raised platform for the stationing of a mobile coffee outlet. Erection of a timber storage structure, and space for outdoor seating'*

at

Paddock to the r/o Upper Beeding Pharmacy, High Street, Upper Beeding

Planning Statement

on Behalf of

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1. Introduction

- 1.1 This is a Planning Statement prepared to accompany a Variation of Conditions application, following the grant of Full Planning approval for *'Erection of a raised platform for the stationing of a mobile coffee outlet. Erection of a timber storage structure, and space for outdoor seating'*, on land to the rear of Upper Beeding Pharmacy, High Street, Upper Beeding.
- 1.2 Full Planning approval was granted on 15th April 2026 under reference DC/25/1766, and is subject to a number of Regulatory conditions. The following two conditions are the subject of this planning submission:

Condition 7:

'No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.'

Condition 9:

'The premises shall not be open for trade or business except between the hours of 08:30 - 17:00 Monday to Saturday and 10:00 -16:00 hours Sundays and Public/Bank Holidays.'

- 1.3 The planning approval was granted without pre-commencement conditions, and therefore works to implement the approval have commenced.

2. Planning Statement

Condition 7

- 2.1 This planning submission proposes to amend Condition 7 to allow for the continued use of the two switched lights that are currently affixed to the premises, and for the installation of an additional motion-activated light/CCTV camera.
- 2.2 The premises currently has two lights affixed to it, one on either side of the serving hatch, as illustrated in the below photo (taken in its previous location):



- 2.3 The existing lights have a silver casing with a matt finish, holding a prismatic glass shade, with a 10W LED bulb generating 800LM.

- 2.4 The proposed motion activated light and CCTV camera is a battery-powered item with built-in solar panel. The light is an LED bulb with a 3W rating, and is positioned so that it will only activate if the door is approached.
- 2.5 The CCTV element will operate in the same way as a standard doorbell camera, only activating if the door is approached.
- 2.6 We therefore propose that Condition 7 of the planning approval is varied to allow for the continued use of two light fittings, and installation of the third light/CCTV fitting.
- 2.7 The light fittings are non-intrusive in terms of their visual appearance, and are of a lumen output that is commensurate with the nature of the site. The proposals are therefore considered acceptable in planning policy terms.
- 2.8 Due to the unlit nature of the path, the issue of personal safety becomes a significant factor, and the lighting will ensure the safety of both users and the operator alike.

Condition 9

- 2.9 This planning submission also proposes to vary Condition 9, to allow for the premises to open from 8.00am on Monday to Saturday, and from 9.00am on Sundays and Bank Holidays. The closing times are to remain unchanged.
- 2.10 The earlier opening times, by 30 minutes on Monday to Saturday, and one hour on Sundays and Bank Holidays, will allow the premises to take greater advantage of the early morning walkers. The premises are to be surrounded by screening to 2 metres in height, the details of which are to be approved under a Discharge of Conditions application (having been requested by the Planning Committee members). It was agreed that the premises would not give rise to unacceptable impacts on the neighbours, given the generally quiet nature of such premises. The required screening will further shield the neighbouring properties from noise, thus allowing these earlier opening times.
- 2.11 Furthermore, the earlier opening times will enhance the financial viability of the premises, to the benefit of the wider economy.

3. Conclusion

- 3.1 The proposals submitted herein are considered to be acceptable in planning policy terms. The lighting will allow the premises to be occupied and utilised in a safe manner, while the earlier opening times will significantly enhance the financial viability of the premises.