



Planning Statement

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

Discharge of Pre-Occupation Conditions 3 and 4,
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

Mr & Mrs Slator

July 2026

Gould Baxter
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1. Introduction

1.1 This is a Planning Statement prepared to accompany a Discharge 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 the following pre-occupation conditions:

Condition 3:

'No part of the development hereby permitted shall be occupied or be first used until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.'

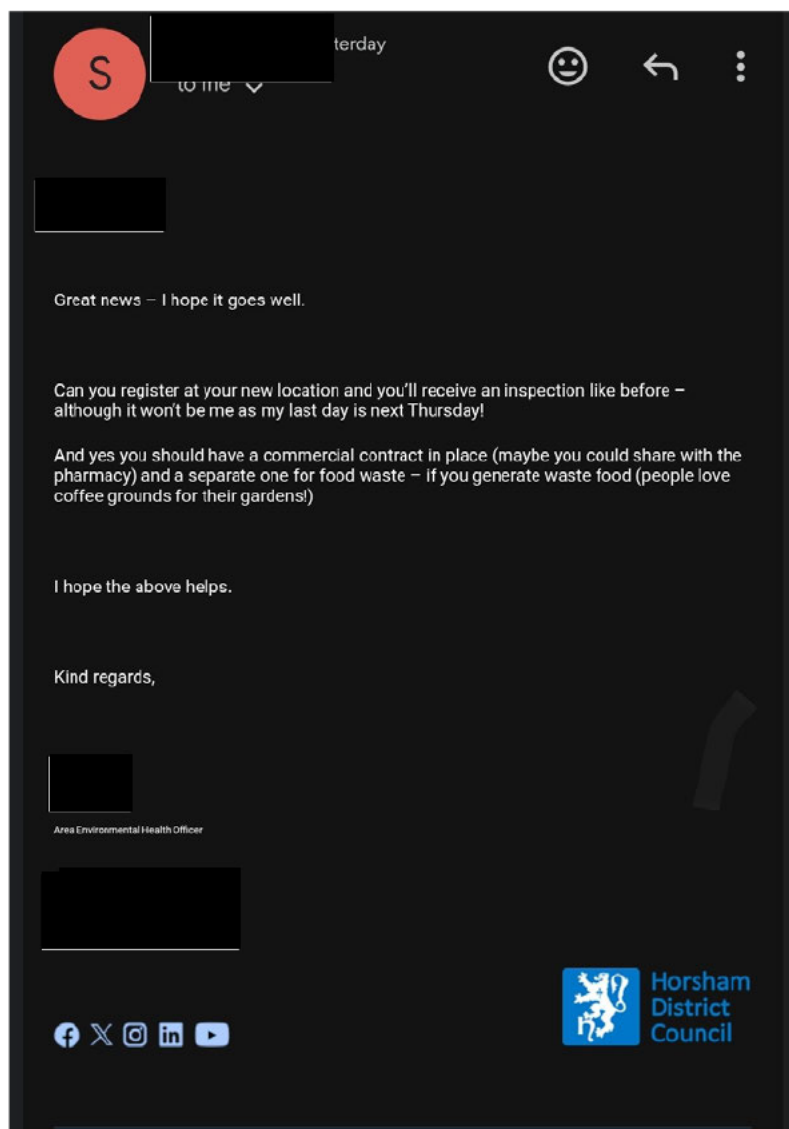
Condition 4:

'No part of the development hereby permitted shall be occupied or be first used until details for the provision of a privacy screen of no more than 2m in height have been submitted to and approved in writing by the Local Planning Authority. The approved privacy screen shall be provided prior to first use of the development hereby permitted and shall thereafter be retained as such.'

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

2. Planning Statement

- 2.1 Addressing Condition 3, the Applicants have discussed this matter with Horsham District Council. The outcome was that HDC have taken a pragmatic approach and agreed that the waste from the coffee trailer can be disposed of in the bins used by Upper Beeding Pharmacy. The Applicant's Waste Transfer Note, appended to this application, includes Kitchen waste and all other forms of waste except for electronics with CFCs. The waste and recycling provision will therefore be met by the existing arrangement for the Pharmacy, with the bins located alongside the building to the rear.
- 2.2 Furthermore, the below screenshot from the outgoing Environmental Health Officer makes the suggestion that the coffee trailer shares its waste disposal with the Pharmacy:



- 2.3 Addressing Condition 4, the attached drawing – PL.101 – provides details of the proposed screening.
- 2.4 The proposed screening is to comprise steel column uprights – 152x152mm UC section steels, allowing 100x200mm sawn timber sleepers to be slotted between. These steels and sleepers will finish at a height of 2m above the finished level of the seating area, thus fulfilling the brief of providing the required level of screening.

3. Conclusion

- 3.1 The details submitted herein are considered to appropriately address the requirements for Conditions 3 and 4, thereby allowing the development to be completed and lawfully occupied.