Silver Fox Management Services

The M Bar
Piries Place
Horsham
RH12 1EH

Planning Statement to Support Application for Unit 20 Piries Place:

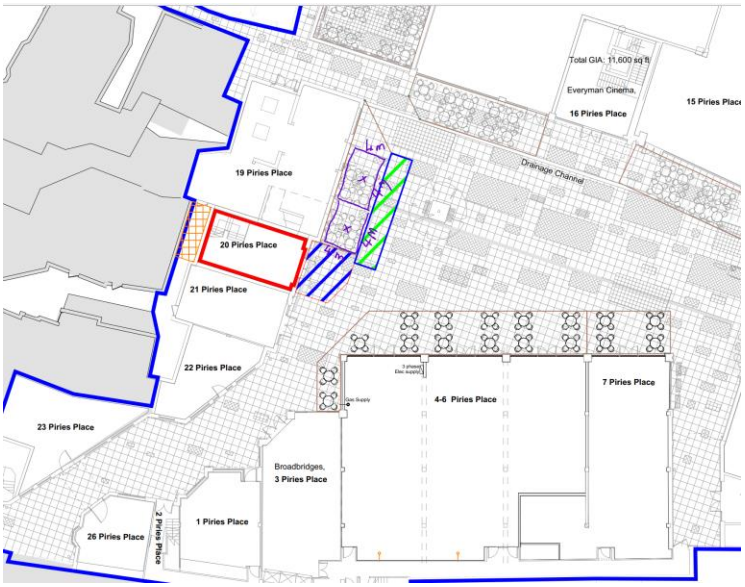
Introduction:

This document is a planning statement to support the application for : **" The amendment to Condition 3 of application DC/16/2506 to allow for opening hours of Unit 20 to align with the opening hours of Unit 19 - M bars trading hours.** The application also seek to ensure adherence to the Noise Management Plan as currently applicable to Unit 19 by reason of application DC/21/0649.

Description of Proposal.

Piries Place is a collection of Units that were developed for retail and leisure use by British Airways Pension Fund in collaboration with Horsham District Council (HDC) under planning application DC/16/2506, as amended by DC/17/1522 and DC/21/0649.

Unit 20 Piries Place is a two storey Unit within Piries Place and is directly adjacent to and connected to Unit 19 Piries Place. Unit 20, together with its associated external trading area, is shown edged red and hatched blue on the plan below.



Since 2019 Unit 19, within Piries place has been licensed and trading as “The M Bar”. A restaurant, cocktail bar and late night weekend establishment.

In 2021, HDC granted planning permission, under application DC/21/0649 to extend the trading hours of Unit 19 Piries Place on Fridays and Saturdays, and Bank holidays to 2am. All associated licensing in respect to both Unit 19 and Unit 20 was also updated at this time and an approved noise management plan (Condition 27 of application DC/21/0649) has also been amended to support these updated operating hours for both units.

In 2022 M Bar extended its trading activities into the ground floor of Unit 20 in addition to Unit 19 and has integrated the two units on the ground floor, with both units now trading as “the M Bar”.

The first floor of unit 20 is used for storage only and is non customer facing, and approximately 1/3 of the ground floor is used for storage and stairway access. The remaining 2/3 of the ground floor is now used as a trading area for the use of customers.

Unit 20 does not have the same extended trading hours as Unit 19. This proposal seeks to ensure that the small ground floor area of Unit 20 that is internally joined to Unit 19 can trade with the same hours. The additional capacity of this ground floor space is for no more than 40 people. It is mostly used for private events and functions and it is imperative to the financial economics of the bar that those events can run to the same weekend trading hours as the adjacent unit 19. At present Unit 20 must be closed an hour earlier than Unit 19 on Fridays , Saturdays and Bank holidays.

Access

There will be no changes to the current access to the M BAR. The Bar will continue to operate with one main front access during trading hours , and on late night hours this will have the additional security as detailed in the noise management plan.

Noise Management Plan

When the trading hours for unit 19 were approved under application DC/21/0649 it was a regulatory condition of that approval that the premises at Unit 19 should operate in strict adherence to “The M Bar Friday and Saturday Late night noise Management Plan. “Noise Management Plan”.

The Noise Management Plan approved by condition 27 of application of application DC/21/0649 was amended and approved in respect if Unit 19 Piries place under application DISC/23/0180 (October 2023).

As part of this proposal The M bar would operate within the ground floor of Unit 20 with identical terms to the Noise Management Plan that has already been approved for Unit 19 and which will apply to the whole venue. The latest plan has been reattached to this application.

Policies

The same policies that were refenced in application DC/21/0649 would be applicable to this application.

Conclusion:

This planning application seeks to align the opening and trading times for the M bar across the two Units. We would request a quick decision as the Christmas trading period is fast approaching . As a small hospitality business we rely heavily on bookings in this period and to align opening hours is imperative.