

COMMITTEE DATE:	18 th July 2019
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APPLICATION NO: RR/2018/3117/P

SITE: The Warehouse, The Strand, Rye

PROPOSAL: Change of use from A3 restaurant to D1 orthodontist with internal alterations

Further correspondence has been received from the agent, reiterating the main points in support of the proposal from their perspective. These are as follows:

- LBC has already been granted.
- The clinic is an NHS orthodontist and NHS orthodontic treatment is only available to children so all patients will be kids.
- There is currently no NHS provision in Rye or the surrounding area for these services. Currently patients have to travel to Hastings to receive treatment.
- Previous use of the site is a restaurant which would have served a significant number of users/covers compared to an orthodontist. The clinic will only be seeing a maximum of 2 patients at a time.
- The site is located in the town centre, which is one of the most sustainable locations in the district. The site is less than 500m walk to the train station and there are a number of bus stops close by (Winchelsea Road and Wish Street).
- There is car parking directly outside (on the Strand and an additional 25 approximately outside the premises) and there is also a car park at the junction of Wish Street/ Winchelsea Road with spaces for approximately 80 vehicles approximately 150m walk away.
- The NHS contract aims to improve the quality and accessibility to these services and therefore a town centre location is essential.

RECOMMENDATION: AS REPORT