

Planning Statement - Section 73 Application - Copthorne Crumb

Variation of Condition 3 | Planning permission DM/25/2817

Site: Copthorne Crumb, Davidson House, Copthorne Bank, Copthorne, RH10 3QZ

Applicant: JMD Recruitment Ltd

Original planning permission: DM/25/2817

Condition to be varied: Condition 3

1. Introduction

This Planning Statement supports an application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 3 attached to planning permission DM/25/2817. That permission granted consent for a change of use from kitchen showroom to bakery with office at the rear, including side and rear single-storey extensions.

The approved development has been completed and the premises now operate as Copthorne Crumb, a local bakery serving Copthorne Village and the surrounding community. This application concerns opening hours only. It proposes no change to the approved use, physical development or nature of the bakery operation.

2. Existing Condition

Condition 3 currently permits the premises to open for trade or business between 08:00 and 17:00 Monday to Saturday. The condition was imposed to safeguard the amenities of nearby residents. The applicant recognises the importance of that purpose and has framed the proposed Sunday hours accordingly.

3. Proposed Variation

The applicant requests that Condition 3 be varied to read:

“The premises shall not be open for trade or business except between the hours of 08:00–17:00 Monday to Saturday and 10:00–16:00 on Sundays.”

The existing Monday to Saturday hours would remain unchanged. The sole change would be permission to trade for six daytime hours on Sundays.

4. Reason for the Variation

Since opening, support for Copthorne Crumb from residents and the wider local community has been exceptional and has exceeded expectations. The bakery has quickly become a well-supported local business, and the applicant is grateful for the response it has received.

There has been considerable demand and encouragement from customers and members of the community for the bakery to be available on Sundays. Sunday opening would provide a useful local service at a time when many residents and families are able to visit businesses within the village.

A number of other retail and food businesses in Copthorne Village trade on Sundays, some for longer hours than those proposed here. The applicant has nevertheless sought a limited Sunday period of 10:00–16:00, reflecting the site’s residential surroundings.

5. Residential Amenity

The proposed six-hour period has been deliberately limited to protect neighbouring amenity. Opening at 10:00 would avoid early morning Sunday activity, while closing at 16:00 would avoid evening activity. The proposal would not enlarge the premises or alter the approved use, physical development or nature of operations. It would simply allow the existing bakery to serve customers during a limited daytime period on Sundays.

The applicant considers these hours to strike an appropriate balance between providing a valued local service and safeguarding nearby residents.

6. Community and Village Context

Copthorne Crumb was established to provide a quality local bakery for Copthorne Village. The support since opening has been amazing and has demonstrated how much residents value having a bakery within the village. The request for Sunday trading has arisen in part from that response and from requests by people who would like to visit on Sundays.

The owners genuinely want to do right by the village and the community that has supported the bakery. They hope Copthorne Crumb will continue to bring enjoyment and joy to people living in and visiting Copthorne, and to make a positive contribution to village life. Limited Sunday opening would help residents enjoy this local service when many are at home and able to visit.

7. Conclusion

This application seeks a modest variation to Condition 3. It retains the existing 08:00–17:00 Monday to Saturday hours and adds only 10:00–16:00 on Sundays. It involves no change to the approved use, physical development or nature of operations, and avoids early morning and evening Sunday trading.

The proposed hours respond to clear community demand while maintaining appropriate protection for neighbouring residential amenity. The Council is respectfully requested to approve the variation of Condition 3 as proposed.

JMD Recruitment Ltd
Copthorne Crumb
September 2026