

Recommendation Report for Planning Permission

REF NO: A/197/21/PL

LOCATION: Stitches And Frames
The Square
Angmering
BN16 4EA

PROPOSAL: Change of use of vacant retail shop to restaurant to include the installation of new kitchen extraction system, AC condensers, new windows, awning, planters. This application affects the character & appearance of the Angmering Conservation Area & is in CIL Zone 2 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above. The proposal will slightly change the shopfront by virtue of painted timber bi-fold windows and an electric operated awning above. The front will have a external seating area enclosed by hand painted planters. Advertising shown on the plans is subject to A/198/21/A which has been approved.

To the rear will be two new air conditioner units at ground level facing west towards the flank wall of the facing property. The new galvanised steel kitchen extraction system will be on the rear and will finish just below the roof ridge (measuring 6.1m above ground level). The ground floor layout shows 44 inside covers, 8 bar seats and 12 external covers. There are kitchens, stores and three toilets. No car or cycle parking is included.

SITE AREA 28 square metres.

TOPOGRAPHY Predominantly flat but approximately 8cm above street level.

SITE CHARACTERISTICS Two storey building, formerly retail at ground floor, with two flats above (one allowed by A/211/17/PD). Red brick/flint with a pitched slate roof. Front pavement area is separate to and slightly higher than the main public pavement. Shared parking/bin storage to the rear (but not in the application red edge).

CHARACTER OF LOCALITY Village centre location in the Angmering Conservation Area. The Square is at the centre of the village and contains most of the village's shops and commercial premises, and the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure.

RELEVANT SITE HISTORY

A/198/21/A 1 No externally illuminated fascia sign & 1 No non illuminated hanging/projecting sign on front elevation.

A/211/17/PD Notification for Prior Approval under Class O for change of use from an office (Class B1) to a dwelling (Class C3). No Object'n + Conds 07-02-18

REPRESENTATIONS

Angmering Parish Council - support subject to materials meeting the requirements of the conservation and surrounding areas.

13 letters of support stating that:

- Great idea for the Angmering community;
- Enhances the village;
- New food offer and will serve breakfast/lunch;
- Child friendly; and
- Job creation.

3 letters of objection and 2 of no objection/with concerns raising the following:

- No parking;
- Parked cars will take away parking spaces for other existing uses;
- Harm to the village hall due to the restaurant offering children's parties;
- Harm to the Conservation Area;
- Too many restaurants and coffee shops in Rustington;
- Hours unsociable and will increase traffic to the detriment of villagers from noise/air pollution;
- Wrong location; and
- Odour pollution.

COMMENTS ON REPRESENTATIONS RECEIVED:

The Conservation Officer appraised and approved the proposed materials and paint colour.

The supporter comments are noted. In respect of the objections; parking, noise, air pollution and harm to heritage assets are all considered in the reports conclusions. It is assumed the writer's reference to Rustington was an error but in any case, it is noted that there are currently no other restaurants in this central part of Angmering with the only similar uses being a pub opposite and a takeaway around the corner. There was a Tea Room but that closed in October this year. The village hall is some distance away and competition between businesses is not a material planning consideration.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC ECONOMIC DEVELOPMENT - no objection.

ADC CONSERVATION OFFICER - The proposal will not result in any harm to the significance of the heritage assets or their setting and should therefore be determined in accordance with the relevant development plan policies and the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). Full comments on the Councils website but these are the pertinent points:

- The conservation area contains a number of other listed and locally listed buildings which form an attractive group, in the historic core of the village;
- The shop front would look very similar to the existing one, will have a neutral impact and is acceptable as a result;
- The use of timber for the windows/fascia sign is positive as it ensures a material appropriate for the conservation area remains;
- The colour is not one normally associated with a Conservation Area but would have a neutral impact;
- The awning is not out of character as there are others in the streetscene and the Square;
- The external seating area will be more visible in the street but would allow for more activity which would help to maintain the vibrant character of the area;
- The planters, menu board and the tables and chairs are also such that they can be easily removed, and the terraced area returned to its previous appearance; and
- Details of the planters should be sought.

ADC ENVIRONMENTAL HEALTH - No objection subject to conditions to secure a pre-commencement noise assessment, to ensure no adverse noise to the flats above, to control delivery hours, to ensure that the extraction system is in accordance with the submitted plans, to control construction noise and to ensure that grease trap/separators are installed.

COMMENTS ON CONSULTATION RESPONSES:

The applicant supplied full details of bifold windows and paint colour and the Conservation Officer has agreed to these. It is not reasonable or practical to impose a landscaping condition for the planters.

In respect of the pre-commencement noise assessment condition, the applicant made it clear they would object to this preventing their commencement and it has been reworded to require approval prior to the restaurant opening ensuring the condition does not require the agreement of the applicant.

POLICY CONTEXT

Designations applicable to site:

Within the Built Up Area Boundary;
Archaeological Notification Area;
CIL Zone 2;
Current/Future Flood Zone 1;
Angmering Conservation Area; and
Building of Character.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity

HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas
HERDM6	HER DM6 Sites of Archaeological Interest
QEDM1	QE DM1 Noise Pollution
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
RETDM1	RET DM1 Retail development
RETSP1	RET SP1 Hierachy of Town Centres
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
TDM1	T DM1 Sustainable Travel and Public Rights of Way
WMDM1	WM DM1 Waste Management

[Angmering Neighbourhood Plan 2014 POLICY EH1](#) Development in the Conservation Area

Angmering Neighbourhood Plan 2014 POLICY ER1 Retail Provision

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD2	Conservation Areas
SPD9	Buildings or Structures of Character
SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant policies of the Angmering Neighbourhood Development Plan are considered in this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is conflicts with retail policies in the Development Plan due to the loss of a class A1 (now class E(a)) use, with policy T SP1 due to there being no parking provision and with QE SP1 due to the potential for residential amenity harm from the proposed hours. The proposal complies with the other relevant policies in that it would have no materially adverse effect on the character/appearance of the Conservation Area or on the appearance of the locally listed host building.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that:-

(2) in dealing with an application for planning permission the authority shall have regard to -

(a) the provisions of the development plan, so far as material to the application,

(aza) a post examination draft neighbourhood development plan, so far as material to the application,

(b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

Where the building is located in a Conservation Area, Section 71(1) of the Act states: "In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

There are other material considerations to be weighed in the balance with the Development Plan. There is no change of use requiring planning permission as the retail use and restaurant use are in class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and no permission is required to go between uses in class E.

Notwithstanding the description of the application (which refers to change of use), it is only the change to the shop front, the extraction system and the AC condensers that require planning permission. It is noted the application form did not state a change of use was sought and supporting statements refer to the change being permitted development. It appears the inclusion of the change of use in the description was requested during registration of the application and the applicant agreed.

CONCLUSIONS

PRINCIPLE:

The site is in the built up area boundary where development is acceptable in principle in accordance with ALP policy SD SP2 provided it accords with other policies of the development plan covering such issues as heritage, character/design, highway safety/parking, residential amenity/pollution, biodiversity and climate change.

Arun Local Plan (ALP) policy RET SP1 states new retail facilities in the Angmering village area should be in response to the needs of the existing population. There is support for this proposal from residents.

ALP policy RET DM1 states change of use from retail will not be allowed in village locations unless it has been demonstrated that retailing is no longer a viable use and that the retail use has been appropriately marketed. Angmering Neighbourhood Development Plan (ANDP) policy ER1 reflects this and requires the alternative use proposed be deliverable and make a positive contribution to the sustainability, vitality and viability of Angmering.

The application is silent on these matters and although the proposal is likely to be beneficial to the vitality and viability of this location, there is clear conflict with the relevant policies. As above, permission is not actually required for the change of use and it would not be sustainable to refuse permission on this basis.

Policy RET DM1 states applications for A3 (now class E(b)) uses will need to be accompanied by details of the provisions for the extraction of fumes and cooking odours and the provision of areas for the collection of waste. This application includes a new extraction system on the rear. Waste provision is not shown but there is existing waste storage within the rear service area.

HERITAGE ASSETS:

The site lies in the Angmering Conservation Area and the building itself is locally listed (so a non-designated heritage asset).

ALP policies HER DM2 & HER DM3 and ANDP policy EH1 are all relevant as is section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as set out above under "Development Plan Background".

The NPPF sets out several steps that must be followed when considering impact on heritage assets. Para 194 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Para 195 then requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that is affected by a proposal. The Local Planning Authority must consider the level of harm associated with the proposal and decide whether there is no harm, 'less than substantial harm' or 'substantial harm'. It is necessary to counterbalance harm with the level of public benefits associated with the proposal (as set out in para 202).

In respect of non-designated heritage assets, it is necessary to refer to the guidance in para 203 of the NPPF. This states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposal is accompanied by a brief heritage statement which recognises the Conservation Area designation and states that the shopfront alterations are sympathetic to the conservation area with the use of traditional materials. It states the restaurant use will activate the shopfront enhancing the space and retaining the sense of enclosure.

The Conservation Officer states the changes will not result in any harm to the significance or the setting of the heritage assets. It is not necessary to consider public benefits and instead refer to the development plan policies. The proposal accords with HER DM2 as it relates sensitively to the building and its setting and is respectful of its architectural and historic interest. It accords with ALP policy HER DM3 and ANDP policy EH1 as the shopfront is similar to the existing, uses materials appropriate to a Conservation Area, encourages more activity in the public realm and hides the extraction system at the rear.

The proposal complies with section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as it will materially affect the character of the Conservation Area. There is no conflict with any of the relevant development plan policies.

ARCHAEOLOGY:

The site is in a designated archaeological notification area. ALP Policy HER DM6 states where a site on which development is proposed has the potential to include heritage assets with archaeological interest, permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites. The policy requires a desk based archaeological assessment be submitted.

The applicant states no ground penetrating works are proposed and therefore, no disturbance to any archaeological remains. This is accepted as being a reason not to provide an assessment and although there is conflict with the policy, it would not be sustainable to refuse on this basis.

CHARACTER & DESIGN:

ALP policies D SP1 and D DM1 require development makes the best possible use of land by reflecting or improving the character of the site/surrounding area. Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against and these seek to minimise the impact of the proposal on the character of the host building, its neighbours and the locality. ANDP policy HD4 requires that new alterations within Conservation Areas reflect local materials and features evident in the immediate surrounding area.

Part H.05 of the Arun Design Guide refers to new shopfronts and requires these are designed to reinforce the identity of the shop, neighbouring frontages and the wider street scene. Windowed shop fronts should be preserved and enhanced to ensure the vitality of retail centres. Historic shop-fronts should be preserved and restored in an appropriate manner. Shop names should respect the existing proportions of the building and should be designed to fit within existing horizontal spaces.

The shopfront complies with the Design Guide and the relevant policies. It is similar in form to the existing with the changes being the inclusion of bifold windows and awning above. It uses traditional materials (hand painted timber) which are appropriate to the area. The signage is assessed in a separate application but the lettering does reflect the existing horizontal fascia part of the shop front.

The extraction system will be to the rear, set in from the flank and will not be higher than the existing ridge so will not be visible from the streetscene. It will not be a subservient feature but it is necessary in accordance with the requirements of ALP policy RET DM1 as set out above and the applicant has taken steps to minimise its visual impact. The AC condenser units are at ground level underneath / adjacent to the extraction system. Their impact is also minimised.

Overall, the proposal is in accordance with the relevant policies and there will be no visual harm.

HIGHWAY SAFETY, ACCESSIBILITY & PARKING:

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements (where appropriate) and promotes sustainable transport. Schemes should accommodate the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements, be accessed by high quality public transport facilities, create safe and secure layouts for traffic, cyclists and pedestrians and provide appropriate levels of parking. Policy T DM1 requires new development be located in easy access of established non-car transport modes/routes. ANDP policy TM1 seeks to minimise the amount of traffic passing through the Conservation Area.

The proposal does not give rise to access concerns/considerations as none is required or proposed. The site will be accessed in the same way as when it was a shop - by foot or cycle or by parking in nearby public spaces. The use will be serviced in accordance with existing/former arrangements.

The Arun Parking Standards SPD sets out a requirement for restaurants of 1 space per 5m² of public area and 2 spaces per bar (or 5m length of bar) for staff parking. This results in a requirement of 16 spaces (18 if the external searing area is included). The proposal is not able to offer any parking and states that limited parking is available in the spaces to the site frontage. As such, there is conflict with the requirements of the Parking Standards SPD and by association, with ALP policy T SP1.

It is material that the change of use to a restaurant does not require planning permission, that it is only the shop alterations & extraction system/condensers that need permission and these do not themselves generate parking demand. The site is accessible by foot, by cycle and bus (the nearest bus stop is within 140m). The site is central in the settlement of Angmering and is in at most 800m of the edges of Angmering many customers can walk to the restaurant.

Part H.05 of the Arun Design Guide states the design of shop-fronts must ensure they are accessible to all, minimising the use of steps into shops wherever possible. There are no changes proposed to the existing arrangements which includes a low step from the road to the raised pavement area and then a single step into the property. It would not be straightforward to permanently ramp these as any ramp would then interfere with the rest of the raised pavement or the public parking spaces at ground level. However, the applicant will store removable ramps within the restaurant, so that staff can bring these out to assist their customers when required.

There is conflict with policy T SP1 in respect of the parking but otherwise the proposal complies with the relevant policies.

RESIDENTIAL AMENITY, NOISE & AIR POLLUTION:

ALP policy D DM1 requires there be minimal impact to users/occupiers of nearby property and land. ALP policy QE SP1 requires all development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity. ALP policy QE DM1 states new noise generating development should demonstrate there are no suitable alternative locations for the development and provide a noise report. Policy QE DM3 concerns air pollution but only refers to major or industrial developments of which this is neither.

The application does not respond to the potential for noise pollution but does provide for an extraction system to disperse cooking odours into the air away from residential properties. Environmental Health have not raised objections to the use and requested conditions to control delivery hours, ensure that a grease trap/separator is provided and to seek a noise assessment. It is material that permission is not actually required for the change of use to a restaurant.

There are commercial properties in the vicinity that advertise opening into the evening. These include a fish & chip shop (until 9.30pm), a takeaway (until 10pm) and a public house (until 11pm). The application proposes opening on a Saturday until midnight.

The Councils EHO stated that restricting opening hours to match the pub would be appropriate. It is material that permission is not required for the proposed use and so a different operator could come in and open a restaurant with no planning restrictions on hours. As such, although the lack of an hours restriction may cause amenity concerns, it would not be appropriate to impose a condition. EH have powers regarding statutory noise nuisance.

There is conflict with policy QE SP1 in that the hours of use may result in harm to the amenities of nearby residents but it is material that the change of use does not require permission.

BIODIVERSITY:

ALP policy ENV DM5 requires development schemes achieve a net gain in biodiversity. The application is silent on this issue but it is material that the proposal does not result in the loss of any existing wildlife habitat. The application includes planters at the front and these will have some biodiversity value for insects. This is considered sufficient to comply with the requirements of the policy given the extent of the building works.

CLIMATE CHANGE:

ALP policy ECC SP2 requires new residential and commercial development including conversions and changes of use to be energy efficient/incorporate decentralised, renewable and low carbon energy supply systems. The application is silent on this policy requirement but it is material that although a change of use is proposed, it does not actually require planning permission. It would not be possible through this application to make changes to the fabric of the building and any additional external features (such as solar panels) could result in additional harm to the Conservation Area. In this instance, a condition would not be appropriate. As no parking spaces are proposed, it is not possible to impose a condition requiring the provision of electric charge points at the site.

SUMMARY:

The proposal is in conflict with policies related to loss of retail, residential amenity and parking provision. However, it is material that permission is not actually required for the change of use from a shop to a restaurant and it is this change that alters the parking requirement and allows for later opening hours. Nevertheless, this proposal will contribute to the vitality and viability of this central village area and also people can access the site by means other than the private car. The proposal is recommended for approval with the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This type of application is not CIL Liable.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans and statements:

Location and Block Plan ref A01;
 Proposed Ground Floor Plan ref P100;
 Proposed Shop Front Elevations and Section ref P200;
 Proposed South and East Elevations ref P201;
 The Stone Room Proposed Kitchen Ventilation System Floor Plan (Indicative Specification in Plan View Only) ref 20633;
 Detail of Sliding Folding Door Cill;
 Detail of Sliding Folding Door Head;
 Detail of Sliding Folding Door Jamb; and
 The Stone Room, Angmering (Ventilation) System Overview (7th September 21);

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, HER DM2, HER DM3, QE SP1, QE DM1 and T SP1 of the Arun Local Plan.

- 3 The new exterior painting shall use Dulux colour ref 10BB 28/116 (Greyish Blue) as per the email submitted on 04/11/21. Should there be any unavoidable deviation to this colour then prior to any painting works, details must be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character & appearance of the Conservation Area in accordance with policies D DM1, HER DM2 and HER DM3 of the Arun Local Plan.

- 4 No construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work involving power tools or machinery on Sunday or Bank/Public Holidays. In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

Reason: To protect the amenity of local residents in accordance with policy QE DM1 of the Arun Local Plan.

- 5 Before the restaurant is first brought into use, an acoustic assessment shall be undertaken to determine the impact of noise arising from the development site and the results of the assessment and details of any mitigation measures submitted and approved in writing by the Local Planning Authority. Noise from commercial premises should be controlled, such that the

noise rating level (L_{Ar},T_r) emitted from the development does not exceed the background noise level (L_{A90},T), by more than 3dB. All measurements shall be defined and derived in accordance with BS 4142:2014. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

Reason: To protect the amenity of local residents in accordance with policy QE DM1 of the Arun Local Plan.

- 6 The sound insulation of the floor/ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 50 dB (D_{nT,w} + C_{tr}). Before the restaurant is first brought into use, a test shall be undertaken by a competent acoustician and submitted to the Local Planning Authority to demonstrate compliance with this level.

Reason: To protect the amenity of local residents in accordance with policy QE SP1 of the Arun Local Plan.

- 7 The drainage serving the kitchen(s) at the commercial hot food restaurant business shall be fitted with a grease trap/separator of a proportionate capacity to effectively contain grease residue arising from the estimated numbers of hot meals served and waste water flow rate.

The applicant shall provide the Local Planning Authority with details of their proposed grease trap/separator in order to demonstrate design and installation will be in compliance with BS EN 1825-1:2004 and BS EN 1825-2:2002 (Current Status: 'Under Review') or other effective means of grease removal.

Reason: To protect the amenity of local residents in accordance with policy QE DM1 of the Arun Local Plan.

- 8 No commercial goods shall be loaded, unloaded, stored or otherwise handled and no vehicles shall arrive or depart, within the application site outside the hours 07:00 to 19:00 Monday to Friday, 08:00 to 18:00 Saturday or at any time on Sunday or Public or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with policy QE DM1 of the Arun Local Plan.

- 9 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 10 INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

- 11 INFORMATIVE: The restaurant use may require registration under the Food Safety Act 1990 and will need to comply with the standards (including sanitary facilities) contained in the relevant Food Hygiene Regulations prior to becoming operational. The applicant is advised to contact the Councils Food Safety team for further information - food.safety@arun.gov.uk or 01903 737755.

- 12 INFORMATIVE: A pavement licence may be required for the external seating area. Please

see www.arun.gov.uk/pavement-licensing/.