

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 August 2020 10:17
To: Planning Scanning
Subject: FW: A/83/20/PD - 1 Marsh House, the Square, Angmering

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Save the environment - think before you print.

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 04 August 2020 09:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/83/20/PD - 1 Marsh House, the Square, Angmering

Consultee response

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

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From: Nina Sidhu <Nina.Sidhu@arun.gov.uk>
Sent: 15 July 2020 11:41
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: A/83/20/PD - 1 Marsh House, the Square, Angmering

Hi Andrew

Sorry this is a bit late. I was wondering about including paragraph 2 (in red below) as the applicants have indicated they don't intend to install an extraction system as will not be cooking. However, my concern was that if a future occupant comes and decides they do want to cook and install an extraction, can they just do that, or will they need to make a separate application?

EH has **no objection** in principle, but the following specific issues would need addressing before first use as A3:

The layout plan indicates a toilet opening onto the kitchen/food handling area without an intervening lobby, which does not comply with food hygiene requirements. Also sanitary provision must be considered for staff and customers. Please see below under Informatives.

1. The drainage serving the kitchen at the proposed commercial hot food 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 SP1 of the Adopted Arun Local Plan 2011 – 2031

Justification: Under Part H: Drainage and waste disposal – Subsection H1: Foul water drainage – Section 2.21 of the Building Regulations 2010 (Revised 2015 Edition) Arun District Council require the provision of a grease trap / separator as a Local Planning Authority condition at all new commercial hot food premises, which have been subject to a planning application for change of use to A3 and / or A5. The grease traps must be British Standard compliant; these standards can be found in Building Regulations, Approved Document H at the following link: www.planningportal.gov.uk

2. Prior to the first operation of the premises, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

3. Prior to the first use of the premises, details of any plant (including ventilation, refrigeration and air conditioning) and/or ducting system to be used and the method of control of noise and vibration of this plant shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, retained in perpetuity as agreed and the plant/equipment shall be permanently maintained in good order thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 and D DM1 of the Arun Local Plan. 6

4. Construction work shall not commence until a scheme for protecting the nearest noise sensitive residential dwellings, has been submitted to and approved in writing by the Local Planning Authority. Following approval and completion of the scheme, a test shall be undertaken by a competent acoustician and submitted to the Local Planning Authority to demonstrate that the attenuation measures proposed in the scheme are effective and protect the noise sensitive residential dwellings from unwanted noise. The details thereafter agreed shall be permanently retained.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 and D DM1 of the Arun Local Plan

5. The use hereby permitted shall be open to the public 09:00 – 17:00 Monday - Saturday and 09:30 – 13:00 Sunday or any public holiday.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Reason: In the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

6. No food or drink shall be consumed outside of the building.

Reason: In the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

7. Deliveries or collection of waste by commercial vehicles shall only be made to or from the site between 08.30 hours and 18.00 hours Monday to Saturday and at no time on Sundays, Bank or other Public Holidays without the prior written consent of the Local Planning Authority.

Informatives:

8. The proposed floor plan currently shows one toilet in the premises. The numbers of toilets required will depend on the number of staff and seated customers proposed. Any customer toilets provided must not be accessed via the kitchen or any food handling areas. Please note the requirements for toilet provision in Arun District which can be found at <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n11788.pdf&ver=11779>
9. 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. For further information please contact the Environmental Health Department on 01903 737755

Nina Sidhu

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Environmental Health

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