

DECISION NOTICE

Application Ref: A/83/20/PD

1 To Addressee

Mr Justin Cannons
Juna home and garden
1 marsh house
The square
Angmering
BN164EA

2 Site Address

1 Marsh House
The Square
Angmering
BN16 4EA

3 Description of Development

Prior notification under Schedule 2, Part 3 Class C for part change of use from retail home and garden shop (A1) to cafe(A3).

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development is permitted subject to the condition that any development under Class C(a) and Class C(b), must begin within a period of 3 years starting from the date of this decision notice.

- 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 Arun Local Plan

- 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 Arun Local Plan

- 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.

- 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: In the interests of amenity and the environment in accordance with policy D DM1 of the Arun District Local Plan.

- 6 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.

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

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. For further information please contact the Environmental Health Department on 01903 737755

INFORMATIVE: 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>

INFORMATIVE: 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



Neil Crowther
Group Head of Planning

Case Officer:

Mr A Wood

Decision Issued:

10th August 2020

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF