

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 18 August 2020 08:15  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: BE/73/20/PL

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: [amanda.scholes@arun.gov.uk](mailto:amanda.scholes@arun.gov.uk)



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Save the environment - think before you print.

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**From:** Nick Howard <[Nick.Howard@arun.gov.uk](mailto:Nick.Howard@arun.gov.uk)>  
**Sent:** 17 August 2020 17:43  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** RE: Planning Consultation on: BE/73/20/PL

Dear Sirs,

EH comments below for the above planning application with reference to the Arun District Council Environmental Health Planning Conditions;

### **Planning Conditions**

#### **PCL03 – PCL: Asbestos**

The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. As the proposed development is being renovated to residential, the Council need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.

**Reason:** To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

#### FSH04 Kitchen Extraction Systems

The use hereby permitted shall not be carried on unless and until details of a suitable system for the extraction of cooking odours (including details of the extract fan units, filters, extraction hoods and ducting together with method of noise abatement) has been submitted to and approved in writing by the Local Planning Authority.

The equipment approved under this condition shall be installed by a competent engineer before the use hereby permitted commences and thereafter shall be maintained in accordance with the manufacturer's instructions.

G:\Food\ventilation info\EMAQ 2018 Kitchen Guidance Summary [2018].docx

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

#### FSH06 WC Provisions in food businesses

The use hereby permitted shall not be carried on unless and until details of a suitable provision of sanitary accommodation (in line with the guidelines set out within the Arun District Council document entitled: 'Provision of sanitary accommodation in food businesses') has been submitted to and approved in writing by the Local Planning Authority.

<https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n11788.pdf&ver=11779>

**Reason:** In the interests of maintaining adequate amenity to local residents and visitors to the area.

#### FSH01 Installation of grease traps in new commercial hot food premises

The drainage serving the kitchen(s) 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](http://www.planningportal.gov.uk)

#### N20 Hours for deliveries

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.

#### FSH05 – Kitchen Extraction Systems - Restricted hours

No plant or equipment, including the kitchen ventilation and extraction system, shall be operated on the premises except between the operational trading hours of [Monday to Friday, Saturdays, Sundays and Bank Holidays]. Happy to discuss these hours with the applicant.

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

**N27 Noise/ Floor-Ceiling testing above proposed commercial unit**

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 residential unit is occupied, 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 Adopted Arun Local Plan 2011 – 2031

**Informative**

**INF04 Food Registration**

The business is required to submit a 'Food Registration Form' to the Environmental Health department 28 days before opening. Further advice can be given to the business, for example, on the internal layout of the food premises. If the applicant would like further advice please contact the Environmental Health Service on (01903) 737755

[www1.arun.gov.uk/officeforms/EH\\_FoodBusinessApplication.ofmi?id='+Math.random\(\)](http://www1.arun.gov.uk/officeforms/EH_FoodBusinessApplication.ofmi?id='+Math.random())

Kind Regards

**Nick Howard**

Senior Environmental Health Officer  
Environmental Health

T: 01903 737685

E: [nick.howard@arun.gov.uk](mailto:nick.howard@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 21 July 2020 10:19

**To:** EHPlanningConsultations <[EHPlanningConsultations@arun.gov.uk](mailto:EHPlanningConsultations@arun.gov.uk)>

**Subject:** Planning Consultation on: BE/73/20/PL

**To:** Environmental Health - Planning consultation

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Planning Permission**

**Application No:** BE/73/20/PL

**Registered:** 21st July 2020  
**Site Address:** 13 Royal Parade Central Avenue Bersted PO21 5AJ  
**Grid Reference:**  
**Description of Works:** Change of use from Cafe to Restaurant (A3 Food & Drink). This application is in CIL Zone 4 (Zero Rated) as 'other development'.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 20th August 2020 . You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://www.arun.gov.uk/planning).

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: [maria.tomalova@arun.gov.uk](mailto:maria.tomalova@arun.gov.uk)

PLCONSULT (COB) 2020