TOWN AND COUNTRY PLANNING ACT 1990

BR/206/97

2-4 High Street - Change of use of ground floor to Class A3 (Food & Drink) with 4 flats over (two existing).
3 Sudley Road - Rebuilding for Class A3 and Class A3 ancillary uses.

2-4 High Street &
3 Sudley Road
Bognor Regis

In pursuance of their powers under this Act and related Orders and Regulations the Council Permit this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

TO: A J Salter & Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

14th January 1998

BR/206/97 2-4 High Street - Change of use of ground floor to Class A3 (Food & Drink) with 4 flats over (two existing).
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2-4 High Street &
3 Sudley Road
Bognor Regis

CONDITION 1 : The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON : To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 : The first floor of 3 Sudley Road shall only be used for the preparation of food and storage in association with the ground floor and for no other purpose whatsoever without the prior approval of the Local Planning Authority on an application in that behalf.

REASON : In the interest of amenity and highway safety.

CONDITION 3 : The use hereby permitted shall not be carried on until the premises have been sound insulated in accordance with a scheme submitted to and approved by the Local Planning Authority.

REASON : To safeguard the environment from excessive noise by ensuring a satisfactory degree of sound insulation required to make the proposal acceptable

CONDITION 4 : The use hereby permitted shall not be carried on until a means of ventilation for the extraction and disposal of cooking odours has been provided in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON : In the interests of the amenities of the locality.

CONDITION 5 : This permission relates to the amended plans submitted on 27th November 1997 and not to the plans originally submitted.

REASON : For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

CONDITION 6 : A comprehensive methodology statement relating to the site decontamination and redevelopment shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.This shall include geotechnical and chemical sampling and testing to provide comprehensive information of site contamination and enable a decontamination plan to be developed.

REASON : In the interests of safety.

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CONDITION 7 : All works to the site shall be carried out in accordance with the details of the methodology statement approved under Condition 6 of this permission.

REASON : In the interests of safety.

INFORMATIVE
Please note that related to this permission there is an agreement under Section 106 of the Town and Country Planning Act 1990.