

DECISION NOTICE

Application Ref: BR/246/20/PD

1 To Addressee

Frangos Sussex Limited
Flat 2 Olympic House
9 Adlington Gardens
Bognor Regis
PO21 5GA

2 Site Address

Lock medic
12 Station Road
Bognor Regis
PO21 1QE

3 Description of Development

Prior notification under Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended under Schedule 2, Part3, Class C for the change of use from shops (A1) to Restaurant/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 use hereby permitted shall not be open to the public outside the following hours: 9:00 - 23:00 hours Monday - Saturday and 10:30 - 22:00 hours Sunday or any public holiday.

Reason: In the interests of amenity and the environment in accordance with policies D DM1 of the Arun Local Plan.

- 2 The drainage serving the kitchen(s) at the 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.

- 3 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.

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

- 4 No construction / demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no 'noisy' work on Sunday or Bank Holidays.

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

- 5 If the applicant has plans to install e.g. any external walk in fridges/freezers or air conditioner units etc on site then consider details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment , compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the measured background sound level when assessed by a competent acoustician using BS 4142:2014, at any adjoining or nearby noise sensitive premises.

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



Neil Crowther
Group Head of Planning

Case Officer:

Amber Willard

Decision Issued:

9th December 2020

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