

From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 10 May 2021 15:11

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Bairds Farm Shop, Crookthorn Lane, Climping, Littlehampton, West Sussex, BN17 5SN - CM/16/21/PL

Planning Application Reference: CM/16/21/PL

Proposal: Convert existing on site storage to picnic area with fast food Cafe. This application may affect the setting of a Listed Building. This application is in CIL Zone 5 (Zero Rated) as other development.

Address: Bairds Farm Shop, Crookthorn Lane, Climping, Littlehampton, West Sussex, BN17 5SN

Dear Anita,

Environmental Health has no objection in principle to the above proposal, however the following matters must be considered.

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

Control of Fumes / odours / Cooking smells

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.

The extraction system shall be in accordance with 'EMAQ –Control of Odour and Noise from Commercial Kitchen Exhaust Systems – 2018'.

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

Deliveries of goods to food premises

No delivery activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday). No 'noisy' deliveries on Sunday or Bank Holidays.

[In addition to these hours of working the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition]

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

Construction – Small Developments

The development shall be carried out in accordance with the 'Arun District Council Construction Code of Practice: For small developments in Arun', available from:

<https://www.arun.gov.uk/download.cfm?doc=docm93iijm4n12193.pdf&ver=12201>

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

Construction hours

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

[In addition to these hours of working the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition]

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

Sincerely, Craig

Craig Milligan

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