

Mr Darryl Shear
2
Saffron Close
Shoreham by Sea
BN43 6JF

Your Ref:

Internet Ref: PP-10084527

Please ask for: Technical Support Unit
ext. 37711

Date: 2nd August 2021

Dear Mr Shear,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of matters reserved by condition

Development: 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. Application Ref: CM/16/21/PL Conditions(s) 6 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. The approved details shall be retained in perpetuity.
Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.
7 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 shall be installed by a competent engineer before the use 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 in accordance with Policy QE SP1 of the Arun Local Plan

8 Prior to the occupation of the structure hereby approved, full details of the boundary treatments to

the southern and western boundary shall be submitted to and approved in writing by the Local

Planning Authority. The structure shall not be occupied until such details have been approved.

The approved details shall be installed within one month of first occupation and permanently maintained.

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

Location: Bairds Farm Shop Crookthorn Lane Climping BN17 5SN

Thank you for your application submitted via the internet on 29th July 2021. It has been downloaded and will be checked for validity by the Technical Support Unit. It has been allocated the reference number **CM/43/21/DOC**.

Once your application has been checked we will contact you again.

This letter does not confirm validity of the application/documentation submitted.

Yours sincerely



Neil Crowther
Group Head of Planning

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If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

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