

Shear Design
2 Saffron Close
Shoreham by Sea
BN43 6JF

Date: 25th August 2021

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: CM/43/21/DOC

Dear Mr Shear,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition imposed under CM/16/21/PL relating to conditions 6-details of proposed grease trap/separator, 7-extraction details & 8-boundary treatments to southern & western boundary.

Bairds Farm Shop Crookthorn Lane Climping BN17 5SN

Notification regarding the above application:

Condition Number 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

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition cannot be discharged at this time. Having reviewed the document entitled 'Ventilation / extraction statement' it is noted the applicant proposes to use a grease filter, followed by carbon activated pre-filters and fine filters fitted between the grease filter and fan. The Emaq guidance advises that carbon adsorption filters with a residence time of 0.1 - 0.2 seconds would be required for medium level odour control. It is unclear from the information provided as to the size of kitchen (number of covers per day) and the type of food that will be cooked on site.

Subsequently, the information provided does not demonstrate that the system is in accordance with the EMAQ guidance document 'Control of Odour and Noise from Commercial Exhaust Systems,

2018'..

To overcome this objection it will be necessary for the applicant to perform the odour control risk assessment included in the EMAQ guidance to demonstrate that adequate odour control has been installed. Further information should be provided to demonstrate the carbon filter residence time advised by the risk assessment can be provided by the proposed extraction system.

The details of the equipment submitted are also considered to be visually obtrusive and the proposal should include some form of screening. This may require an application for planning permission in its own right.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning