

From: Carol Reynolds
Sent: 17 November 2017 12:17
To: Planning.Responses
Cc: Anita Gardner
Subject: FW: Planning Consultation on: EP/133/17/PD

Environmental Health:

It is proposed to change this premises to A3, café/restaurant use. The suggestion of a recirculating fan to condense fumes/cooking odours to be disposed of via the drain is unacceptable to this Department. Should the Planning Department be minded to allow this application, then detail of a proper system of mechanical ventilation which incorporates suitable odour abatement must be provided. This to be accompanied by an Acoustic Report to predict noise levels from any such apparatus at the nearest sensitive location, ie overhead residential units and mitigation required to prevent detriment to the amenity. Such a mechanical means of means of ventilation, odour abatement and noise mitigation to be agreed by the Environmental Health Department before development goes ahead.

Reason : In order to safeguard the amenity .

Please add the following Planning Condition:

Drainage: The drainage serving kitchens at commercial hot food businesses 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, & BS EN 1825-2:2004

Reason: In order to safeguard the amenities of neighbouring properties, in accordance with policy GEN7 (iv) and (v) of the Arun District Local Plan.

Hours of Operation:

No machinery shall be operated, no process carried out and no deliveries taken at, or despatched from the site outside the following times: 08:00hours to 18:00 hours Monday to Wednesday and 08:00 to 22.30 Thursday to Sunday inclusive.

Informative:

The space allocated for kitchen use would appear to be small, further restricted by an overhead staircase here. I have concerns for how a double bowl sink and wash hand basin together with adequate storage and preparation surfaces will be provided. The intervening space to the WC will not be acceptable as a storage space for items used in the kitchen. A sink and wash hand basin will be necessary to the servery dependant on the type of food operations carried out here.

The premises may require registration under the Food Safety Act 1990 and will need to comply with the standards contained in the relevant Food Hygiene Regulations prior to becoming operational. The applicant is advised to contact Environmental Health for further information.

Sanitary Accommodation. Separate staff sanitary accommodation is preferred. The current provision of one WC and wash hand basin, is acceptable for up to 20 clients (male and female)

Samantha Humphries | Administrative Assistant, Corporate Support
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 26 September 2017 15:04

To: EH Planning Consultations

Subject: Planning Consultation on: EP/133/17/PD

To: Environmental Health - Anna Appleton

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (General Permitted Development) Order 2015 Schedule 2

Prior Notification for a Commercial Permitted Development

APPLICATION EP/133/17/PD

NO:

Registered: 22nd September
2017

Site Address: 126-128 Sea Road East Preston

Grid Reference: 07080 01715

Description of Works: Application for Prior Notification under Class C for change of use from shop (A1) to Cafe/Restaurant (A3)

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 26-OCT-17.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if

any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards

Planning Officer

consultee_email
