



From: Zac Denton
Sent: 21 June 2019 08:20
To: Nina Sidhu
Subject: FW: EP/50/19/PL

Hi Nina,

Please see response to queries below.

Kind regards,

Zac

From: ben roberts [REDACTED]
Sent: 20 June 2019 19:04
To: Zac Denton
Subject: Re: EP/50/19/PL

Also, sorry there will be down lighting out the back.

No lights out the front

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From: ben roberts [REDACTED]
Sent: 20 June 2019 14:09
To: Zac Denton
Subject: Re: EP/50/19/PL

Hi Zac,

We have spoken to environmental health directly and we will include two toilets and two urinals. Plans to be amended to show as such.

The outside space is primarily for smoking, we will fence off the rear alley so customers cannot exit that way. The only residential dwelling would be above this, we will have a partial roof with a smoke extractor there, this should limit smoke going up and also dampen any noise

Regards

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From: Zac Denton
Sent: Thursday 20 June, 09:28
Subject: FW: EP/50/19/PL
To: 'b.robertz@hotmail.com'

Dear Ben,

The Environmental Health Department have responded to my consultation request and have further queries, please would you be able to respond to these. I have detailed them below:

- *On the basis of the maximum number of people being 35, Arun District Council's standards for sanitary provision in wet sales premises for up to 50 are one male WC, one female WC and two urinals. (<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n11788.pdf&ver=11779>) The proposed sanitary accommodation falls short of this. Please can the applicant address this point and advise how the sanitary accommodation requirement will be met.*
- *Please can the applicant confirm the use of the outside space shown on the plan? If it is to be used by customers what measures will be in place to prevent noise disturbance to neighbouring dwellings?*
- *Is any provision being made for smokers?*
- *Will there be any external lighting at the front or rear of the premises?*

Kind regards,

Zac

Zachariah Denton

Planning Officer, Planning Department, Directorate of Place,

Arun District Council

Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Nina Sidhu
Sent: 19 June 2019 18:06
To: Zac Denton

Cc: Planning.Responses
Subject: RE: EP/50/19/PL

Dear Zac

Thank you for providing the applicant's responses. I have some suggested conditions and also some further information to request/clarify as follows:

1) Hours of Operation

The use hereby permitted shall be open to the public Monday – Saturday 12:00 – 22:00 Monday - Saturday and 12:00 – 21:30 Sunday or any public holiday.

2) Deliveries/Waste Collection

No commercial goods shall be loaded, unloaded, stored or otherwise handled and no vehicles shall arrive or depart, within the application site outside the hours 08:00 to 19:00 Monday to Friday, 08:00 to 18:00 Saturday or at any time on Sunday or Public or Bank Holidays.

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

3) Noise from Air Handling Plant

Prior to the first use of the premises, details of any plant (including ventilation, refrigeration and air conditioning) and / or ducting system to be used and the method of control of noise and vibration of this plant shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the plant/equipment shall be maintained in good order thereafter. The scheme shall ensure that the noise and vibration generated at the boundary of any noise sensitive property shall not exceed Noise Rating Curve: NR35 as defined within Table B.1: Noise Rating Values of BS 8233:2014.

4) Protection of Dwellings above Premises from Noise

Construction work shall not commence until a scheme for protecting the nearest noise sensitive residential dwellings, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the principles contained within the World Health Organisation (WHO) community noise guidelines and achieve the standards as set out within Table 4: Indoor ambient noise levels for dwellings for both daytime (07:00 to 23:00) and night time (23:00 to 07:00) time periods as set out within BS 8233:2014 to minimise noise disturbance in residential dwellings. Following approval and completion of the scheme, a test shall be undertaken by a competent acoustician and submitted to the Local Planning Authority to demonstrate that the attenuation measures proposed in the scheme are effective and protect the noise sensitive residential dwelling from unwanted noise.

In addition to the above conditions please could the applicant clarify the following:

- On the basis of the maximum number of people being 35, Arun District Council's standards for sanitary provision in wet sales premises for up to 50 are one male WC, one female WC and two urinals. (<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n11788.pdf&ver=11779>) The proposed sanitary accommodation falls short of this. Please can the applicant address this point and advise how the sanitary accommodation requirement will be met.
- Please can the applicant confirm the use of the outside space shown on the plan? If it is to be used by customers what measures will be in place to prevent noise disturbance to neighbouring dwellings?
- Is any provision being made for smokers?
- Will there be any external lighting at the front or rear of the premises?

Kind regards

Nina Sidhu
Senior Environmental Health Officer

Please note that I work Monday to Wednesday and alternative Thursday mornings

Nina Sidhu

Senior Environmental Health Officer, Environmental Health,

Arun District Council

Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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www.arun.gov.uk

P Save the environment - think before you print.

From: Zac Denton
Sent: 04 June 2019 14:52
To: Nina Sidhu
Subject: FW: EP/50/19/PL

Good Afternoon Nina,

As I'm sure you are aware, Fiona helped me with some queries earlier today with regard to the planning application at 23 Sea Road, East Preston.

The applicant has responded to the questions that Fiona had, and I am providing you with the information so that you can decide how to best proceed.

Kind regards,

Zac

Zachariah Denton

Planning Officer, Planning Department, Directorate of Place,

Arun District Council

Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: ben roberts [mailto:b.robertz@hotmail.com]
Sent: 04 June 2019 14:26
To: Zac Denton
Subject: Re: EP/50/19/PL

Hi Zac,

If you could withdraw that, that would be great.

With regards to environmental healths questions:

- 1) Proposed hours are 12:00 until 22:00.
- 2) Deliveries will always be during the day within sociable hours - actual days unknown as yet.
- 3) We will have seating for approx 20 people and further space for around 15 standing approximately.
- 4) Beer will be brought to site and not brewed on site.
- 5) No food will be sold or provided on site.
- 6) There will be no music on site
- 7) We will be taking soundproofing measures to prevent disturbing the properties above, the ceiling appears to be concrete but will be adding additional soundproofing.

To the rear of the premise, outside we will have a panel type separation from the people upstairs, again to reduce noise.

We will also insist people leave in a responsible manner and we will not be open late.

We will also not allow people to become intoxicated and become a disturbance to the local area.

If there is anything else you need then please don't hesitate to ask,

Ben

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From: Zac Denton
Sent: Tuesday 4 June, 14:04
Subject: EP/50/19/PL
To: 'b.robertz@hotmail.com'
Dear Mr Roberts,

This email is regarding your current Planning application, at 23 Sea Road.

Firstly, I was wondering if you were intending to withdraw your pre-application advice application, as you have submitted a planning application now?

Additionally, Environmental Health have raised some queries, please can you address them:

“

1. *“What are the proposed hours and days of operation?”*
2. *Please provide information on deliveries and collections (times/days etc).*
3. *How many customers will the premises be able to serve at one time?*
4. *Will beer be brewed on site or brought to the site?*
5. *Is there any intention to provide food? Please give further details if so.*
6. *Will there be music in the premises? Background or not background (i.e. live music bands for special events)?*
7. *Please provide information regarding noise transmission to nearby noise sensitive properties. I would expect the applicant to have considered where the nearest noise sensitive premises are, and what type of noise may be transmitted, as well as how this will be prevented or managed.*

“

I look forward to your response.

Kind regards,

Zac

Zachariah Denton

Planning Officer, Planning Department, Directorate of Place,

Arun District Council

Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

[REDACTED]

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

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