

From: Harry Chalk
Sent: 13 October 2025 08:17
To: Planning Scanning
Subject: FW: EP/89/25/PL – 123 Sea Road, East Preston – Clarification on EH Condition

Please upload as correspondence regarding a restrictive condition.

Thanks,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Saskia Lower [REDACTED]
Sent: 10 October 2025 17:34
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: [REDACTED]
Subject: Re: EP/89/25/PL – 123 Sea Road, East Preston – Clarification on EH Condition

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Harry,

Thank you for your response and for liaising with the EHO on this matter.

We are happy to agree to the proposed condition restricting food preparation to cold or microwave options on-site. To clarify, the applicant will be microwaving food and using a toasted sandwich maker as part of the operation. These are both minimal, non-invasive appliances, and no formal kitchen equipment will be required. Given the nature of the premises and the limited space available, this approach is entirely appropriate.

As mentioned previously, all food will be prepared off-site and delivered to the premises, and there will be no need for extraction or cooking equipment that could generate fumes or odours. This solution aligns with the intended operation and should satisfy the EHO's concerns.

I trust the above is clear and I look forward to hearing from you.

Kind regards,
Saskia

On Fri, 10 Oct 2025 at 12:07, Harry Chalk <Harry.Chalk@arun.gov.uk> wrote:

Dear Saskia,

Thank you for your vigilance and advising me of this.

I have touched base with the EHO, and they have advised that in this case, they would instead seek a condition securing that only cold or microwave food can be prepared on site. This is to prevent the unit being unrestricted and seeking to install cooking/extraction equipment and result in such fumes/odours later down the line.

In this case, I think this would be a reasonable condition given the applicants prospects and the EHO's concerns.

Could you let me know your thoughts on this?

Many thanks,

Harry Chalk, MSc

Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



From: Saskia Lower <[REDACTED]>
Sent: 09 October 2025 19:15
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: EP/89/25/PL – 123 Sea Road, East Preston – Clarification on EH Condition

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Harry,

I have just picked up the Environmental Health response for EP/89/25/PL – 123 Sea Road, East Preston, which confirms no objection, subject to condition EHAIR4 (Control of fumes, odours, and cooking smells).

I just wanted to take this opportunity to clarify the nature of the proposals. The premises will operate solely as a coffee shop, with no cooking taking place on site. All food will be prepared off site and delivered to the premises, so there will be no extraction equipment or any activities that could generate cooking odours.

In light of this, we would be grateful if the odour control condition could be removed, as it isn't relevant to the proposed use.

I hope this provides the necessary clarification, but please don't hesitate to get in touch if you would like any further details.

Kind Regards,

Saskia

<https://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
