

From: Joanne Lewis
Sent: 01 May 2019 17:12
To: Planning.Responses
Cc: Anna Appleton
Subject: RE: Planning Consultation on: FP/16/19/PL

FP/16/19/PL
1A Wood Hill Way

Further to my email below, to which I have had no response, I have assumed that this application relates to the retail units beneath flats at WoodHill Court.

I make the following comments and recommendations;

1. Refrigeration units – There is no information provided with the application on the refrigeration in the proposed café. As there are residential units above the premises I would be concerned about any external refrigeration or air conditioning plant affecting the amenity of local residents. I therefore recommend the following condition;

The use hereby permitted shall not commence until a scheme has been submitted to and approved in writing by the Council. The scheme shall include details of the refrigeration and air conditioning plant, including refrigeration and extraction plant. The measures included in the approved scheme shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Council.

2. Cooking odours – The application is to change the use to A3 which includes restaurants and the proposed floor plans show an oven on site but there is no mention in the application of how any cooking odours are to be dealt with. I would therefore recommend the following condition;

The use hereby permitted shall not be carried on unless and until details of a suitable system for the extraction and disposal of cooking odours (including details of the extract fans, filters, fan units and ducting together with method of noise abatement, as well as details of grease traps and extraction hoods) has been submitted to and approved in writing by the Local Planning Authority. The equipment approved under this condition shall be installed before the use hereby permitted commences and thereafter shall be maintained in accordance with the manufacturer's instructions.

3. Grease traps – I recommend the following condition;

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

4. WC's - The applicant should have regard to the Council's requirements for WC's in food businesses which can be found here <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n11788.pdf&ver=11779> They

should also note that toilets should not lead directly into rooms in which food is being prepared or eaten. This means that there should be a lobby with two doors between the lavatory and the food room, and is required by European Food Law. The proposed floor plan does not show a lobby between the WC and the dining room. I recommend including the condition below.

Joanne Lewis

The use hereby permitted shall not be carried on unless and until details of a suitable provision of sanitary accommodation Council document entitled: 'Provision of sanitary accommodation in food businesses') has been submitted to and approved

Reason: In the interests of maintaining adequate amenity to local residents and visitors to the area.

Please note my normal working days are Wednesday, Thursday and Friday.

Joanne Lewis | Senior Environmental Health Officer, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37666 | External: +44 (0) 1903 737666 | E-mail: joanne.lewis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Joanne Lewis
Sent: 18 April 2019 14:07
To: Stuart Corbey
Subject: FW: Planning Consultation on: FP/16/19/PL

Hi Stuart

Please can I clarify the address on this application. I have been looking for it on google maps and all I can see are new houses on Wood Hill Way. Am I looking in the wrong place?

Joanne

Please note my normal working days are Wednesday, Thursday and Friday.

Joanne Lewis | Senior Environmental Health Officer, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37666 | External: +44 (0) 1903 737666 | E-mail: joanne.lewis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: Anna Appleton
Sent: 15 April 2019 12:35
To: Louise Wood
Cc: Joanne Lewis
Subject: FW: Planning Consultation on: FP/16/19/PL

Hi Louise

Please can you add and allocate to Jo.

Thanks

Anna

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 10 April 2019 13:09

To: Anna Appleton <Anna.Appleton@arun.gov.uk>

Subject: Planning Consultation on: FP/16/19/PL

To: Environmental Health - Anna Appleton

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

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

Planning Permission

APPLICATION NO: FP/16/19/PL

Registered: 30th January
2019

Site Address: 1 A Wood Hill Way Felpham PO22 8GJ

Grid Reference: 495789 100851

Description of Works: Change of use from shop (A1 Shops) to coffee shop selling coffee & sandwiches (A3 Food & Drink).

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 28-FEB-19.

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 Stuart Corbey who can be contacted on telephone number 01903 737784.

Regards
Planning Officer

consultee_email
