

James Smith

From: Anita Gardner
Sent: 07 March 2013 09:18
To: James Smith
Subject: FW: Application LU/6/13 14 Beach Road, Littlehampton

This relates to one of the applications you took over from me
Anita

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Geoff Bond
Sent: 06 March 2013 10:35
To: Anita Gardner
Subject: Application LU/6/13 14 Beach Road, Littlehampton

Further to our recent telephone conversation, I have the following comments to make:

The food business commenced trading during February 2013 without prior consultation with this department. During a visit on 27 February it was noted that the premises is predominantly in use as a coffee shop, serving hot drinks, patisseries and cold foods, combined with a small retail food display area. There are no facilities for the large scale preparation and cooking of foods, except a microwave oven, which is utilised for reheating savoury food items at the request of customers, these are consumed on and off the premises.

Currently, there is no extract ventilation equipment. To provide suitable odour and noise control equipment and canopy within the limited capacity of the ground floor shop area is not achievable, the proposed use of cooking equipment, combined with permeating cooking odours, some of which may be spicy & odorous associated with A3 consent, would result in nearby properties being subject to nuisance. I would object to these premises obtaining A3 consent on these grounds, unless the applicant is able to demonstrate a suitable extract system which incorporates suitable controls is logistically possible. There are no drawings submitted with the application to support these proposals. Unless restrictions could be applied to limit the part A3 use to non-cooking operations, the potential for odour annoyance to amenities in this area is significant.

Discussions held with the current operators suggest that further proposals includes the use of the 1st floor as a commercial kitchen with additional customer seating, which would require planning consent. The location of the upper floor in respect of the rear yard may provide an opportunity for the provision of extract ventilation equipment, subject to the normal assessments of supporting data and drawings.

Geoff Bond | Senior Food Safety Officer, Environmental Health Food Safety Team, Arun District Council | Location: Third Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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