

Application for Planning Permission

DECISION NOTICE

Application Ref: LU/164/19/PL

1 To Addressee

Dalton Warner Davis
6 New Bridge Street
London
EC4V 6AB

2 Site Address

5 Arundel Road
Littlehampton
BN17 7BY

3 Description of Development

Change of use from trophy/medal shop (A1 shops) to hot food takeaway (A5 Hot Food Takeaway), shopfront amendments, installation of extract outlets on north & west elevations, installation of condenser unit on north elevation & installation of roof-mounted extract flue & fresh air intake pipe.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 1- 915-02 Rev C
Block/ Site Plan 1915-03 Rev C
Existing Floor Plan 1915-04 Rev A
Existing Elevations 1915-05 Rev A
Proposed Floor Plan 1915-06 Rev C
Proposed Elevations 1915-07 Rev C
Change of Use Floor Plans 1915-08 Rev B
Existing Roof Plan 1915-09
Proposed Roof Plan 1915-10

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The extraction system shall be constructed and retained in perpetuity in accordance with the WYG Odour Assessment dated June 2019 and prior to first use of the premises as a hot food takeaway (Class A5), details of the means of odour control required to achieve a 0.4 second retention time through the activated carbon filters to be submitted for approval by the Local Planning Authority. These details shall include the specification for the type of prefilter to be provided and be retained in perpetuity.

Reason: To prevent detriment to the amenity of neighbouring properties in accordance with policies D DM1, QE SP1, and QE DM3 of Arun Local Plan.

- 4 The development shall be carried out in accordance with DWD's Planning Statement, dated May 2019, Ref 13538 and WYG Noise Assessment Revision 3, dated June 2019, and the WYG Additional Comments document, dated July 2019. The noise mitigation schemes detailed shall be permanently maintained in accordance with manufacturer's instructions and shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To prevent detriment to the amenity of neighbouring properties in accordance with policies D DM1, QE SP1, and QE DM1 of Arun Local Plan.

- 5 The use hereby approved including deliveries, retail unit opening hours, machinery operations and ventilation associated with the use shall only be operated between the hours of 10.30am to 11pm Monday to Saturday and between 10.30am and 10pm on Sundays and Bank Holidays.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties in accordance with Arun Local Plan policies D DM1, QE DM1, QE DM3 and QE DM1.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on 01903 737500



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner
Decision Issued: **4th October 2019**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).