

From: Carol Reynolds
Sent: 23 February 2018 17:08
To: Planning.Responses
Cc: Anita Gardner
Subject: FW: Planning Consultation on: LY/28/17/PL

Environmental Health:

Odour Control: Before the use hereby permitted begins, equipment to control the emission of odour/fumes from the premises shall be installed in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues. All emissions from any coffee roastery, brewing equipment and cooking operations to be subject to such odour abatement.

Reason: To prevent detriment to the amenity

Noise:

*Hours of Operation: To be limited to 8:00 to 22:00 hours

*Deliveries by commercial vehicles shall only be made to or from the site, between the hours of 9am and 18:00 hours Monday to Friday; 9:00 to 13:00 hours on any Saturday and at no time on any Sunday, Public or Bank Holiday.

*Music/Entertainment: No sound, or amplification equipment (including public address systems, tannoy, loudspeakers, etc) which is audible outside the site boundary, shall be installed, or operated on site, except with the express permission of the local Planning Authority.

Reason: To prevent detriment to the amenity

Lighting: External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E3 – Rural

Reason: To prevent detriment to the amenity

Informative:

Food The premises will require registration under the Food Safety Act 1990 and will need to comply with the standards contained in the relevant Food Hygiene Regulations prior to becoming operational. The applicant is advised to contact Environmental Health, telephone number 01903 737755 for further information or advice. Any kitchen should have 2 sinks and a wash hand basin. Any bar should have a sink and wash hand basin. A sink and wash hand basin to be provided to the chilled store should open foods be handled here. A suitable double bowl sink and wash hand basin will also be required to the mezzanine floor should it be the intention to carry out food preparation here.

Sanitary Accommodation. Sanitary accommodation for staff should be separate from that provided for use by the public. Submitted plans for this business indicate 61 seats internally with a non-prescribed number of seats to be provided externally. Should the number of seats be between 51-100 then it will be necessary to provide:

Male: 1 WC, 1 urinal and 2 wash hand basins.

Female: 2 WC and 1 wash hand basin

Wherever possible one unit to be available for the disabled.

All such to have proper connection to the septic tank/mains drains. Hot and cold water to be provided to all hand wash facilities.

C/N: 222186

Samantha Humphries | Administrative Assistant, Corporate Support
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 19 December 2017 11:03

To: EH Planning Consultations

Subject: Planning Consultation on: LY/28/17/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 LY/28/17/PL

NO:

Registered: 18th December
2017

Site Address: Crossbush Farm Shop Lyminster Road Lyminster BN17 7QN

Grid Reference: 502932 105663

Description of Works: Change of use of existing building from farm shop & cafe to a brewery tap room (bar), fresh coffee bar & cafe & retail space

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 01-FEB-18.

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 Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
