

Convery Prenty Shields Architecture
144 West George Street
4th Floor
Glasgow
G2 2HG

Date: 23rd December 2025

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: P/152/25/DOC

Dear Mrs Kurt Petre,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition imposed under P/92/25/S73 relating to condition 4-details of kitchen equipment.

Kingfisher Manor Pine Marten Close Pagham PO21 3WE

Notification regarding the above application:

Condition Number 4

The use hereby permitted shall not be commenced until full details of the kitchen equipment required to discharge odours and fumes from the cooking process and mitigate noise impacts on residents, shall be submitted to and approved in writing by the Local Planning Authority. The details shall adhere to EMAQ Control of Odour and Noise from Commercial Kitchen Extract Systems 6/5/22.

Reason: To ensure that unsatisfactory odours and noise are controlled in the interests of the amenity of future occupiers and existing neighbours in accordance with Arun Local Plan policy QE SP1.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition cannot be discharged at this time. This application has been subject to two consultations with the ADC Environmental Health Officers, through which two holding objections requiring further information have been received. A second attempt under this application has been given to allow further information to be submitted following the initial objection received on 01/12/25; however the submitted information has been found to be insufficient, and a second holding objection has been received as of 18/12/25. The ADC EHO's have advised that they need to see full compliance with EMAQ guidance, including both noise and odour consideration and assessments, before they can withdraw their objection.

The following information remains outstanding:

- No details regarding the odour risk assessment set out in the EMAQ guidance;

- Incorrect details regarding the fans;
- Insufficient noise data.

A third attempt has not been invited under this application, in accordance with policy adopted under the ADC Customer Advice Note (<https://www.arun.gov.uk/planning-applications-customer-advice-note/>). The discharge of condition is therefore refused.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning