



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development)
Order 2015 Schedule 2
Application for Prior Notification for Change of Use

DECISION NOTICE

Application Ref: R/184/17/PD

1 To Addressee

Mr A Froome
 42 Norfolk Gardens
 Littlehampton
 West Sussex
 BN17 5PF

2 Site Address

51 Sea Lane
 Rustington
 BN16 2RQ

3 Description of Development

Notification for prior approval under class C for a change of use from a shop (Class A1) to a restaurant/cafe (Class A3)

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development is permitted subject to the condition that any development under Class C(a) and Class C(b), must begin within a period of 3 years starting from the date of this decision notice.

- 1 Before the use commences, the applicant shall submit a Noise (Acoustic) report, prepared in accordance with the provisions of BS4142 to predict noise levels at the nearest noise sensitive location from any mechanical exhaust system that may be put in place.

Reason: To safeguard the amenities of nearby residents in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 2 Prior to the use commencing air (Ventilation equipment) detailed to discharge odours and fumes from the cooking process shall be agreed, installed and be in full working order to the satisfaction of the Local Planning Authority. The submitted details should include detail of abatement equipment, type of cooking to be carried out, and patron numbers.

Reason: To ensure that unsatisfactory cooking odours outside premises are minimised in the interests of the amenity of occupiers of nearby properties in accordance with Arun District Local Plan policies GEN 7, DEV26 and GEN34.

- 3 Deliveries by commercial vehicles shall only be made to or from the site, between the hours of 8:00 and 17:00 hours Monday to Saturday and 09:00 to 13:00 hours on any Sunday, Public or Bank Holiday.

Reason: In the interests of residential amenity in accordance with policy GEN7 of Arun District Local Plan.

- 4 Hours of operation of this business to be restricted to 9:00 to 18:00 hours on Monday to Thursday, any Sunday, Public or Bank Holiday and 9:00 to 22.30 hours on any Friday, or Saturday unless otherwise specifically agreed by the Local Planning Authority.

Reason: In order to prevent detriment to amenity in accordance with policy GEN7 of Arun District Local Plan.

For the avoidance of doubt the approved details are the location, block/site plan,, North Elevation, Refuse facilities and floor plans.

INFORMATIVE: .Sanitary Accommodation. In order to accord with the requirement of Food Hygiene Law then a lobby should be provided between any sanitary accommodation and an eating area, or area where open foods are handled. Any toilet to be provided with proper ventilation. The stated provision of one only WC and wash hand basin will be suitable and sufficient for up to and including 20 seats only cf 'Arun District Council Provision of Sanitary Accommodation in Food Business' It is recommended that at least one facility should provide disabled access.

INFORMATIVE: Registration of Food Premises: 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 for further information cf Carol Reynolds Senior Environmental Health Officer, carol.reynolds@arun.gov.uk Tel 019037 376782

INFORMATIVE: Drains 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



Neil Crowther
Group Head of Planning

Case Officer:

Mrs A Gardner

Date of Decision:

12 October 2017

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

