

From: Fiona Fitzgerald
Sent: 17 October 2018 13:41
To: Planning.Responses
Cc: Anita Gardner; Nina Sidhu
Subject: R/209/18/PL 130

Dear Anita,

Environmental Health note that this is a speculative application and that there is currently no end user in mind. In light of this, EH has **no objection** in principle, but it should be noted that there are three specific issues which would need addressing before first use as A3:

Firstly, there is no information on the kitchen and whether it would comply with current Food Hygiene Regulations. Secondly, the toilet appears to be located within and accessed from the kitchen. This is obviously not appropriate. Finally, there appears to be no sanitary provision for customers.

Please place the following conditions on any permission given:

1. The use hereby permitted shall not be commenced until full details of any proposed ventilation extract system to discharge odours, fumes and noise from the cooking process has been submitted to and approved by the Local Planning Authority, the associated equipment installed and be in full working order to the satisfaction of the Local Planning Authority.
Reason: To ensure that unsatisfactory cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby premises
2. The extraction equipment installed in pursuance to the condition above shall be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority.
Reason: That the use does not result in excessive cooking odours outside the premises and that the amenity of occupiers of nearby properties is protected.
3. The use hereby permitted shall be open to the public Monday - Sunday 08:30 – 22:30 Monday - Saturday and 08:30 - 22:00 Sunday or any public holiday
Reason: In the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
4. No food or drink shall be consumed outside of the building.
Reason: In the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
5. Deliveries by commercial vehicles shall only be made to or from the site between 08.30 hours and 18.00 hours Monday to Saturday and at no time on Sundays, Bank or other Public Holidays without the prior written consent of the Local Planning Authority.
Reason: In the interests of amenity.

Informatives:

6. The proposed floor plan currently shows only one toilet in the premises. The numbers of toilets required will depend on the number of staff and covers proposed. Please note the requirements for toilet provision in Arun District which can be found at <https://www.arun.gov.uk/download.cfm?doc=docm93jjjm4n11788.pdf&ver=11779>
7. 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.

Regards

Fiona