

From: Alistair Flatman [REDACTED]
Sent: 19 January 2018 15:00
To: Anita Gardner
Subject: Re: Proposed KFC at Fontwell - LPA ref WA/88/17

Good afternoon Anita

Many thanks for the email

I have spoken with EuroGarages and can advise as follows:

1. There are no external alterations or extensions proposed to Burger King. There may be an internal refit but no external changes are proposed
2. We would be happy to accept a condition restricting the hours of operation of the KFC and drive thru to 0700-2300. Would that be acceptable - my thoughts are that this would address EHO concerns on movements / noise and also comments raised by residents.
3. With regards the boundary with Travel Lodge - could boundary details / landscaping be conditioned?

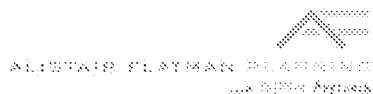
I hope the above assists and hopefully the suggested hours conditions negates need for noise assessment. Essentially hours would be as per the 'existing' Little Chef

I look forward to hearing from you

all the best

Alistair

Alistair Flatman (MRTPI)
Director
Alistair Flatman Planning



On Fri, Jan 19, 2018 at 2:36 PM, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Alistair,

For clarity I have reproduced the environmental health officer's comments below with my comments beneath.

1. The application letter states "there are no proposed works to the attached Burger King unit" but the plans show a 48 sq m triangular extension. Which is correct? Is Burger King being extended or not?

This should be clarified

2. I note that the applicant is applying for 24hr use for the drive-thru. However, no indication of how intense the use will be, how many customers, the likely number of cars and times has been provided. Please could this information be provided?

This should be provided

3. Further to point 2, no noise assessment has been undertaken. The application letter states that "given the lack of nearby housing or other sensitive receptor, the proposal will not result in any harm to residential amenity". However, the nearest resident property (measuring from the boundary of BK/KFC car park to the boundary of the residential premises) is only 60m. There are also other houses on the opposite side of Arundel Road at 80m distant that appear not to have been taken into account. Please could a noise assessment be undertaken to provide information on whether or not this proposal is likely to cause detriment to residential neighbours.

This should be provided

4. Can the applicant confirm whether they consider the number of wash-hand-basins in the KFC kitchen to be sufficient (2 no.).

This is not a planning matter, but will need consideration at a later stage and guidance can be given now if included

5. Please could the applicant confirm the number of covers for this premises, so that Environmental Health can assess whether the sanitary provision is sufficient.

This is not a planning matter, but will need consideration at a later stage and guidance can be given now if included .

6. Finally, there is no detail of the boundary works between the proposed premises and the existing Travelodge. There is a current rat infestation, located primarily in the bank between the Little Chef/BK and Travelodge and a large part of the problem is to do with harbourage for rats in this bank, which is riddled with rat holes. This issue is recurrent, and when it happens, severe. Although there is no current evidence that pests are present within the premises, there is a strong potential this this will occur. Given the potential litter issues which may be associated with a drive-thru premises, and the current continued problems with rats in this area, Environmental Health would be very concerned if this issue is not dealt with in this application. I would suggest that the bank be removed entirely and replaced with a wall.

7. If there are no boundary changes proposed this should be clarified and then the application will be considered on this basis

At present, due to the issues raised above, Environmental Health would object to this application.

On the basis that additional information is required and re-consultation will need to take place on receipt can we agree a further extension of time until 01-03-2018?

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Alistair Flatman [REDACTED]
Sent: 18 January 2018 11:23
To: Anita Gardner
Cc: Aasim Logde; Nazia Shah
Subject: Proposed KFC at Fontwell - LPA ref WA/88/17

Dear Anita

I hope you are well

I have just been on line to view comments on the above proposal

I note there is a request for additional information from EHO (comment dated 15 Jan) and also a number of local objections. Issues appear to be 24hr use, noise and litter. I note some of the EHO comments relate to number of sinks but would not consider this is a planning matter

I would be grateful if you could advise what additional information you require or any issues that may need clarifying or indeed amending

I note target date is 13 Feb but would be grateful if you could respond at your earliest convenience so I can liaise with my client

I look forward to hearing from you

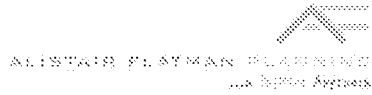
kind regards

Alistair

Alistair Flatman (MRTPI)

Director

Alistair Flatman Planning



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