

Sandra Edwards

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 16 February 2018 09:50
To: Planning Scanning
Subject: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

Please upload as consultation response

From: Fiona Fitzgerald
Sent: 15 February 2018 13:00
To: Planning.Responses
Cc: Anita Gardner
Subject: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

Dear Anita,

1. It would appear that there are proposed extension/changes planned for the Burger King. This is shown both on the Proposed General Arrangement Plan dwg 217052-A200 and also Proposed Site Layout Plan dwg 217052 A000.
2. Given the close proximity of the site to residential neighbours and the likelihood for noise nuisance, I would recommend that a condition be placed on any permission restricting use from 7am – 10pm. If this can be agreed, then I agree that no further noise assessment would be required.
3. Happy for a condition regarding the boundary/landscaping to be put in place. If the applicant would like to propose such a condition, I would be grateful if the following could be incorporated into it, as I do not have any experience writing landscaping/boundary conditions. My aim with the condition is to ensure that the earth bank is removed, replaced by a solid wall, and that permanent baiting takes place as this is the most severe area of rat infestation:
 - Permanent rat bait stations to be placed adjacent to the wall, on the soil (Travelodge) side. The wall must be of solid brick or concrete construction.
4. Could the applicant respond to points 4 and 5 of the original email please regarding number of covers and wash hand basins.

Many thanks

Fiona

From: Anita Gardner
Sent: 19 January 2018 15:21
To: Fiona Fitzgerald
Subject: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

FYI

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Visit Arun's web site at www.arun.gov.uk



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

Thanks Anita

They are our suggested hours. If EHO is more comfortable with a 2230 finish then let me know

I look forward to hearing from you

Kind regards

Alistair

Alistair Flatman MRTPI
Director
Alistair Flatman Planning
[REDACTED]

On 19 Jan 2018 3:06 pm, "Anita Gardner" <Anita.Gardner@arun.gov.uk> wrote:

Dear Alistair,

I will consult with environmental health and let you know whether a restriction on opening hours as suggested would be satisfactory. My initial view is that it will not. Opening daily 7am to 11pm would be likely to cause a nuisance to neighbours if there are noise issues.

Regards

Anita

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Save the environment - think before you print.

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

07913 058 468

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, Maltravers Road, Littlehampton, BN17 5LF

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From: Alistair Flatman [REDACTED]
Sent: 18 January 2018 11:15
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

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