ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0408/09**

Miss Shelley Bostock
Pacemanor Ltd
1st Floor Offices
4 St Johns Road
Tunbridge Wells
Kent
TN4 9NP

Details of Development
CHANGE OF USE FROM SHOP (CLASS A1) TO HOT FOOD TAKE-AWAY AND CAFE (CLASSES A3 AND A5) (OPENING HOURS 8AM-10PM)

Location of Development
132 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 21st October 2009.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

07/01/2010

SCHEDULE

Reasons for Granting Permission

01. The proposal would not harm the vitality and viability of this neighbourhood shopping parade but, because of the potential for odour problems to be caused that would adversely affect the residential amenities of nearby flats, it is necessary only to grant a temporary permission to provide a trial period and retain planning control, having regard to the relevant policies of the Adur District Local Plan (AG1, AS5).

Conditions

01. The use hereby permitted shall be discontinued permanently and the land and premises restored to their former condition unless otherwise approved in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 January 2011.

    Reason: *To retain control over a use which has the potential to cause odour problems for the flats above, having regard to policies AG1 and AS5 of the Adur District Local Plan.*

02. The premises shall not be open for trade or business other than between the hours of 8 AM and 10 PM and there shall be no external illumination on the premises outside these specified hours. All activity shall cease at the premises by 10.30 PM daily.

    Reason: *In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan.*

03. Cooking, regeneration and re-heating of food shall be solely by means of a single ventless fryer and a single ventless microwave/convection oven and by no other means without the prior written approval of the Local Planning Authority.

    Reason: *To retain control over the cooking and reheating facilities owing to potential odour problems for the flats above, having regard to policies AG1 and AS5 of the Adur District Local Plan.*

04. No air extraction or air conditioning shall be installed at the premises unless in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

    Reason: *To retain control over air extraction owing to potential odour problems for the flats above, having regard to policies AG1 and AS5 of the Adur District Local Plan.*