Adur District Council

Planning, Regeneration and Wellbeing

Mr I Salter
A J Salter and Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0195/13

Details of Development
CHANGE OF USE FROM RETAIL (CLASS A1) TO HOT FOOD TAKEAWAY (CLASS A5) WITH LOW-LEVEL EXTRACT FLUE AT REAR.

Location of Development
4 SEADOWN PARADE 16 BOWNESS AVENUE SOMPTING WEST SUSSEX BN15 9TP

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 20th February 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
17/04/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed hot food takeaway use (Class A5) would enhance the vitality and viability of this neighbourhood shopping parade and would support the local economy by occupying a shop unit that has been vacant for a period of over 1 year. The proposed use can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AS5).

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No: 1313:1 Date Valid: 20 Feb 2013.

    Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. The use hereby permitted shall not be open to customers outside the hours 09.00 to 23.00 on Monday to Saturday (inclusive) or outside the hours of 09.00 to 22.30 on Sundays and Bank and Public Holidays.

    Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

04. No plant or machinery/equipment shall be operated outside the hours 09.00 to 23.00 on Monday to Saturday (inclusive) or outside the hours of 09.00 to 22.30 on Sundays and Bank and Public Holidays.

    Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

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05. The use hereby permitted shall not be carried on unless and until full details of the means of ventilation, filtration and extraction cooking odours from the takeaway (including details of extract fans, filters, internally located fan units and ducting together with a method of noise abatement, as well as details of grease traps and extraction hoods) and of any other external plant or equipment, have been submitted to and approved in writing by the Local Planning Authority. The equipment so approved shall be fully installed in accordance with the approved details before the use hereby permitted begins and shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reason: *To safeguard the amenities of nearby properties having regard to saved policy AG1 of the Adur District Local Plan.*

06. The use hereby permitted shall not be carried on until the premises has been sound insulated to protect the maisonette above from internally generated noise in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of amenity and to comply with saved policy AG1of the Adur District Local Plan.*

07. Details of a receptacle for the disposal of waste food cartons/litter shall be submitted to and approved in writing by the Local Planning Authority. The use hereby permitted shall not commence unless and until the agreed receptacle has been installed and shall thereafter be retained.

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.