From: Bruce Reynolds
Sent: 10 May 2010 14:36
To: Carlos Hone
Subject: RE: ADC/0426/09 Change of use to mixed uses within Classes A1 (shop), A3 (cafe), B1 (offices) and sui generis (beauty and reflexology/massage therapy) (No's 2 and 8 Tarmount Lane)

Hi Carlos

As long as the emphasis on acceptability of the ventilation design (odour, noise & vibration control) is made clear, then I have no objection to the requirement being conditioned.

Regards

Bruce Reynolds
Senior Environmental Health Officer
Adur District Council

Tel: (01273) 263098: Fax: (01273) 263014 : e-mail : bruce.reynolds@adur.gov.uk
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Domestic & Pollution Team
Housing, Health & Community Safety
Room 116, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR

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From: Carlos Hone
Sent: 06 May 2010 11:22
To: Bruce Reynolds
Subject: RE: ADC/0426/09 Change of use to mixed uses within Classes A1 (shop), A3 (cafe), B1 (offices) and sui generis (beauty and reflexology/massage therapy) (No's 2 and 8 Tarmount Lane)

Bruce,

I have finally had confirmation that the applicant does want to keep the A3 usage as part of the application (within Unit 2) and the proposed opening hours. They propose to use an existing chimney to insert the extraction into so that there would not be detrimental effect on the appearance of the conservation area. Will you accept details of the extraction system to be provided as part of a planning condition?

Regards

Carlos

Carlos Hone - Planning Officer | Planning , Regeneration and Wellbeing, Adur District Council
Location: Civic Centre Rm 211
Internal: 63216 | External: 01273 263216 | E-mail: carlos.hone@adur.gov.uk

Please think before you print this and save paper

From: Bruce Reynolds
Sent: 02 February 2010 12:35
To: Carlos Hone
Subject: ADC/0426/09 Change of use to mixed uses within Classes A1 (shop), A3 (cafe), B1 (offices) and sui generis (beauty and reflexology/massage therapy) (No's 2 and 8 Tarmount Lane)

Dear Carlos

I have now had the opportunity to review the updated paperwork and application in association with the above application and would make the following comments.

In general, I have no objection to the overall development, but I do have concerns regarding the establishment of A3 usage within the site. It would appear that the applicant envisages a continuation of the current use, which appears to me to be A1 with some incidental hot food. However, the proposed A3 usage, along with the longer opening hours, does indicate a more intensive use as a restaurant/cafe and so there does not appear to be any justification for the assertion that "*There is no extraction equipment required for the A3 unit 2A".* This department also has to consider the possibility of different A3 usage to that presently proposed.

Therefore, in line with the 2005 DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, we would require an extract system to be installed and details of any such system should be forwarded to the Council for their approval in writing prior to any works commencing.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

Bruce Reynolds
Senior Environmental Health Officer
Adur District Council

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