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/0326/09**

Mr Jonathan Harper
NJL Consulting
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
Manchester
Lancashire
M20 2YY

Details of Development
CHANGE OF USE FROM SHOP (CLASS A1) TO HOT FOOD TAKE-AWAY (A5) AND ASSOCIATED EXTRACTION AND VENTILATION EQUIPMENT

Location of Development
6 SEADOWN PARADE BOWNESS AVENUE SOMPTING LANCING WEST SUSSEX

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 19th August 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

Dated this 5th day of November 2009

SCHEDULE

Reasons for Granting Permission

01. The A5 use hereby approved would improve the vitality and the viability of the neighbourhood shopping parade without detraction from highway safety and, subject to the provision of a filtered and soundproofed extract ventilation system and the limitation of hours of opening, would not detract to an unacceptable degree from the residential amenities of No. 6A Seadown Parade or from the other dwellings in the vicinity. It would thereby not conflict with the relevant 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 premises shall not be open for trade or business and there shall be no external illumination on the premises other than between the hours of 8.30am to 11pm Monday to Saturday; and 12 midday to 10.30pm on Sundays with all activity ceasing at these times, and no home delivery service being provided.

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

03. The use hereby permitted shall not be commenced until a satisfactory means of ventilation for the extraction, filtration, sound attenuation and disposal of cooking odours has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These details shall include the colour of the external ducting and the detailed design and attenuation measures for the internal ductwork through No 6A Seadown Parade. The system as approved and installed shall thereafter be retained in effective working order and operated at all times when cooking is taking place.

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

04. This permission relates to the application as amended by the revised plan (2081/M001 rev. P2) received on 14 October 2009 and not to the plan originally submitted.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AG1of the Adur District Local Plan.*