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/0228/10**

Mrs Manmohan Dhanjal
79 Vale Road
Portslade
East Sussex
BN41 1GE

Details of Development
CHANGE OF USE FROM SHOP (CLASS A1) TO HOT FOOD TAKE-AWAY (CLASS A5) WITH REAR EXTRACT DUCT

Location of Development
14 CRABTREE ARCADE GRAND AVENUE LANCING WEST SUSSEX BN15 9PR

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 6th July 2010.

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

31/08/2010

SCHEDULE

Reasons for Granting Permission

01. The proposal lies within an area identified for shopping and related uses including restaurants, cafes and takeaways. It would not harm the vitality and viability of this neighbourhood shopping parade or cause unacceptable detriment to highway safety and, subject to provision of a suitable extract system and restriction of hours of opening, would not have an unacceptable effect on the residential amenities of nearby residential accommodation. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AS1).

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 other than between the hours of 8.30am and 10pm on Sundays to Thursdays and 8.30am to 10.30pm on Fridays and Saturdays and there shall be no external illumination on the premises outside these specified hours. All activity shall cease at the premises within 30 minutes of these closing times.

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

03. The use hereby permitted shall not be commenced until the means of ventilation for the extraction, filtration and disposal of cooking odours (including necessary sound attenuation measures) has been provided in accordance with the details contained in the e-mail of 05 July 2010 from John Coleman of Sussex Catering Equipment Services Ltd and the revised plans referred to in condition 04 below. This shall include the provision of anti-vibration mounts and a flexible coupling for the fan motor.

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

04. The development hereby permitted shall be carried out in accordance with the following approved plans:-
    OS Site map and Drawing No's D-05; D-10; R-20 and R-30 all date stamped received 6 July 2010.
    Drawing No's R-11 rev.A; R-21 rev.A and R-31 rev.A all date stamped received on 12 August 2010.

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