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/0108/09**

Michael Lincoln And Associates
Saxon House
17 Lewis Road
Sutton
Surrey
SM1 4BR

Details of Development
CHANGE OF USE FROM RESTAURANT WITH STORAGE AND 1-BED FLAT TO TWO RESTAURANTS ON GROUND FLOOR AND FIRST FLOOR WITH 1-BED MANAGER'S FLAT ON FIRST FLOOR. NEW WALKWAY AROUND BUILDING

Location of Development
MERMAID LEISURE AND CAFÉ 28A BRIGHTON ROAD 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 18th March 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

28/04/2009

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of residential properties and without detraction from highway safety. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AR2, AR12) and the West Sussex Structure Plan (DEV1, DEV4-5).

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 external materials and finishes shall be in accordance with the details approved by letter on 20 October 2008 under application ref. L/235/04/TP unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. This permission relates to the amended plans BAR/08/060A, 060/1C and 060/2B received on 23 April 2009 and not to the plans originally submitted.

    Reason: *For the avoidance of doubt.*

04. The premises shall not be open for trade or business other than between the hours of 8.30am and 12 midnight Sunday-Thursday and from 8.30am to 1am on Fridays and Saturdays (to no later than 1am Sunday) and there shall be no take-away sales or home delivery of hot food except between the hours of 8.30am and 11pm on any day.

    Reason: *In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

05. The restaurants hereby permitted shall not be commenced to be used until satisfactory means of ventilation for the extraction, filtration and disposal of cooking odours (including necessary sound attenuation measures) have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the systems as approved shall thereafter be retained in effective working order and operated at all times when cooking is taking place.

Reason: *In the interests of amenity and to comply with policies AG1 and AR12 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. Prior to its construction, details of the surfacing of the proposed walkway around the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity having regard to policy AR12 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*