Adur District Council

Planning, Regeneration and Wellbeing

Mr John Redfearn
Ground Floor
Princes Court
132 Beach Green
Shoreham-By-Sea
West Sussex
BN43 5YA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0234/12

Details of Development
CONTINUED USE AS A HOT FOOD TAKEAWAY AND CAFE WITH OPENING HOURS OF 7.30AM-10PM (PERMANENT RENEWAL OF ADC/0003/11)

Location of Development
132 BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX BN43 5YA

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 21st February 2012.

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
26/03/2012

PTO

ADUR DISTRICT COUNCIL
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Ref: AWDM/0234/12

SCHEDULE

Reasons for Granting Permission

01. The use helps support the vitality and viability of this neighbourhood shopping parade and, subject to compliance with the conditions, does not cause unacceptable disturbance or other detriment to the residential amenities of nearby flats or adversely affect highway safety. It does not conflict with the relevant policies of the Adur District Local Plan (AG1, AS5).

Conditions

01. The premises shall not be open for trade or business other than between the hours of 7.30am and 10pm on any day. All activity shall cease at the premises by 10.30pm.

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

02. Cooking, regeneration and re-heating of food shall be solely by means of a single ventless fryer and a single ventless microwave/convection oven and by no other means without the prior written approval of the Local Planning Authority.

    Reason: *To retain control over the cooking and reheating facilities owing to potential odour problems for the flats above, having regard to policies AG1 and AS5 of the Adur District Local Plan.*

03. No air extraction or air conditioning shall be installed at the premises unless in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

    Reason: *To retain control over air extraction owing to potential odour problems for the flats above, having regard to policies AG1 and AS5 of the Adur District Local Plan.*