Adur District Council

Planning, Regeneration and Wellbeing

Mr Dan Dickinson
JMDA
2 The Holmes
Skipwith
York
Y08 5SL

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0316/14

Details of Development
INSTALLATION OF NEW EXTERNAL GARDEN GRILL KITCHEN POD

Location of Development
THE LONGSHORE 153 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5LD

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 March 2014.

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
26/06/2014

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

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 extract and odour system shall be fully installed in accordance with the details as set out on approved drawing MJK:M 02/EO received 4 June 2014 before the garden grill hereby permitted is first used. It shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reason: *To safeguard the amenities of nearby properties having regard to saved policy AG1 of the Adur District Local Plan.*

03. The use of the garden grill hereby permitted shall be solely incidental to the primary use of the public house and it shall only be used between 11:00 and 21:00 on any day. All cooking shall cease at 21:00 and the grill building shall be closed to customers at that time.

Reason: *In the interests of residential amenity and to accord 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:-

Drawing No JMDA 1186/1250 (Location Plan) received 21 March 2014
Drawing No JMDA1186 100B (Proposed Garden Grill) received 5 June 2014
Drawing No MJK:M 02/EO (Proposed Canopy Extract & Odour System) received 5 June 2014

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.