ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

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

**APPLICATION NUMBER:
ADC/0003/11**

Mr John Redfearn
132 Beach Green
Shoreham By Sea
West Sussex
BN43 5YA

Details of Development
CONTINUED USE AS A HOT FOOD TAKE-AWAY AND CAFE (RENEWAL OF ADC/0408/09) AND VARIATION OF CONDITION 2 OF ADC/0408/09 TO ENABLE OPENING AT 7.30AM (INSTEAD OF 8.00AM)

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 11th January 2011.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

25/02/2011

SCHEDULE

Reasons for Granting Permission

01. The proposal would not harm the vitality and viability of this neighbourhood shopping parade but, because the earlier opening time, has the potential to cause disturbance that would adversely affect the residential amenities of nearby flats, it is necessary only to grant a temporary permission to provide a trial period and retain planning control, having regard to the relevant policies of the Adur District Local Plan (AG1, AS5).

Conditions

01. The use hereby permitted shall be discontinued permanently and the land and premises restored to their former condition unless otherwise approved in writing by the Local Planning Authority, on or before the expiration of the period ending on 29 February 2012.

    Reason: *To retain control over a use which has the potential by reason of the earlier opening time to detract from the residential amenities of the locality, having regard to policies AG1 and AS5 of the Adur District Local Plan.*

02. 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 saved policy AG1 of the Adur District Local Plan.*

03. 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.*

04. 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.*