Adur District Council

Development Management

Mr Stephen Leslie
Bakery 2 Ltd T/A Beach Bakery
Farthings
5 Beckworth Close
Lindfield
Haywards Heath
West Sussex
RH16 2EJ

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 3, Class C

APPLICATION NUMBER: NOTICE/0003/17

Details of Development
APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR CHANGE OF USE FROM SHOP (CLASS A1) TO CAFE/RESTAURANT (CLASS A3)

Location of Development
19 FERRY ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5RA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that APPROVAL IS REQUIRED for the above development from the Local Planning Authority and hereby GRANTED, in accordance with the application and relevant correspondence registered on 14th February 2017.

This is subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
10/04/2017

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. No primary cooking of food shall take place on the premises whatsoever. Only pre-cooked food shall be warmed and/or re-heated on the premises by means of a microwave oven, panini grill, jacket potato oven, soup kettle or other similar means of warming or re-heating pre-cooked food, details of which shall have been submitted to and approved in writing by the Local Planning Authority prior to commencement of such use of the premises.

Reason: *To safeguard the amenities of the occupiers of nearby properties owing to the absence of any means of ventilation for the extraction and disposal of cooking odours from the premises, having regard to saved policy AG1 of the Adur District Local Plan.*

02. The use hereby permitted shall not be open for business except between the hours of 08:00 and 18:00 daily.

Reason: *In the interests of residential amenity and to accord with Policy AH7 of the Adur District Local Plan.*

03. No plant or equipment, including any kitchen ventilation or extraction system, shall be operated on the premises except between the hours stipulated in condition 2 of this permission.

Reason: *In the interests of residential amenity and to accord with Policy AH7 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The developer shall notify the Local Planning Authority in writing of the completion of the development as soon as reasonably practicable after completion. This notification shall include:
a) the name of the developer; b) the address or location of the development;
c) the application number and d) the date of completion.

02. It is advised that as there are more than 12 covers provided here that customer toilet provision should be provided. At least one unisex toilet with disabled access would be required. Please contact Environmental Health for more information.

03. It is advised that if the internal layout of the unit is to be changed with regards to kitchen extract and refrigeration then noise impact will need to be considered and Environmental Health should be contacted.

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.