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/0456/07

Lewis Planning
Paxton Business Centre
Portland Road
Hove
East Sussex
BN3 5SG

Details of Development
CHANGE OF USE FROM A1 SHOP TO A5 TAKE AWAY. ERECTION OF EXTRACT DUCT TO REAR ELEVATION

Location of Development
46 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DA

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 26th July 2007.

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.

Peter Davies

Peter Davies
Head of Planning and Community

06/09/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development would preserve the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, the vitality or viability of the shopping centre and highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AP7, AB4, AS1, AT12-13) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE9, CH1, CH4, ERA1, 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 premises shall not be open for trade or business other than between the hours of 8.30 AM and 10.30 PM and there shall be no external illumination on the premises outside these specified hours. All activity shall cease at the premises by 11 PM daily.

Reason: *In the interests of residential amenity and to comply with policies AP7 and AS1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The front door of the premises and the door in the rear of the premises leading into the yard shall be kept closed and not propped open or left ajar at any time between the hours of 7.00 PM and 8.30 AM.

Reason: *In the interests of residential amenity and to comply with policies AP7 and AS1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

04. The use hereby permitted shall not be commenced until a satisfactory means of ventilation for the extraction, filtration and disposal of cooking odours (including necessary sound attenuation measures) has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the system as approved shall thereafter be retained in effective working order and operated at all times when cooking is taking place. The system shall accord with DEFRA's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems.'

Reason: *In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

05. The use shall not be commenced until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*

06. The external surfaces of the proposed extract duct shall, prior to commencement of its use, be painted to match the colour of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *To preserve the appearance of the Conservation Area and to comply with policy AB4 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*