ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

# PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**APPLICATION NUMBER: ADC/0459/08**

Elmar Architects Association
479 Kingland Road
London
E8 4 AE

Details of Development
**CHANGE OF USE FROM CLASS A3 (RESTAURANT) TO MIXED USE CLASSES A3 AND A5 (TAKEAWAY)**

Location of Development
**90 HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5DB**

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 18th September 2008.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

11/11/2008

## SCHEDULE

**Reasons for Granting Permission**

01. The proposed mixed use can take place without resulting in unacceptable detriment to highway safety, the amenities of nearby properties, the character of the Conservation Area and the vitality and viability of the shopping centre. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3-4, AB14, AS1) and the West Sussex Structure Plan 2001-16 (LOC1, CH4, 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 PM and 11 PM and there shall be no external illumination on the premises outside these specified hours. All activity shall cease at the premises by 11.30 PM daily.

**Reason**: *In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The mixed 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.

**Reason**: *In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The takeaway use shall not take place 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.*