Adur District Council

Planning, Regeneration and Wellbeing

Mrs Rekha Limbacchia
11 Ashburnham Road
Furnace Green
Crawley
West Sussex
RH10 6RB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0056/12

Details of Development
CHANGE OF USE FROM CLASS USE A1 TO CLASS A3

Location of Development
14 SOUTH STREET LANCING WEST SUSSEX BN15 8AG

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 22nd March 2012.

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
31/05/2012

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AS1) or the policies of the South East Plan (CC1, CC6, BE1)

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. 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, pannini grill, and oven (without hob) 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 its use on the premises.

Reason: *To safeguard the amenities of nearby residential 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 AS1 of the Adur District Local Plan.*

03. The premises shall not be open for trade or business except between the hours of 7.00am and 7.00pm Monday to Saturday and 8am to 7pm on Sundays and Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AS1 of the Adur District Local Plan.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: 227.12.04 entitled 'Location Plan' Date Received: 22 April 2012
Unnumbered drawing entitled 'Ground Floor Plan' dated 22 April 2012
Unnumbered plans and particulars dated 22 April 2012

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

PTO

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.