Adur District Council

Planning, Regeneration and Wellbeing

Mr Robert McCulloch
13 River Close
Shoreham By Sea
West Sussex
BN43 5YF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0257/14

Details of Development
CHANGE OF USE FROM USE CLASS A1 (RETAIL) TO USE CLASS A3 (CAFE). REPLACEMENT SHOPFRONT (RETROSPECTIVE)

Location of Development
6 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 13th May 2014.

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
14/11/2014

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

Conditions

01. The premises shall not be open for trade or business other than between the hours of 7am and 9pm Mondays to Fridays and 8am and 9pm on Saturdays, Sundays and Bank/Public Holidays, until first occupation of any of the flats above the premises approved under NOTICE/0004/14, or any subsequent permission, when the hours of opening shall then be restricted to between the hours of 7am and 6pm Mondays to Fridays and 8am and 6pm on Saturdays, Sundays and Bank/Public Holidays, unless there has been satisfactory completion of sound insulation works to protect future residents from noise, in accordance with details to be submitted to and approved in writing by the local planning authority (and which shall include on completion an acoustic test which shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB)).

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

02. No primary cooking of food shall take place on the premises whatsoever unless and until details of the means of extraction and disposal of cooking odours from the A3 operation (including extract fans, filters, internally located fan units and ducting together with a method of noise abatement, as well as details of grease traps and extraction hoods) and of any other external plant or equipment, have been submitted to and approved in writing by the Local Planning Authority. The equipment so approved shall be fully installed in accordance with the approved details before the use hereby permitted begins and shall thereafter be operated and maintained in accordance with the manufacturer's instructions. Otherwise, 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, or soup kettle.

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 AG1 of the Adur District Local Plan.*

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

Elevation drawing received 30 September 2014
Floor Plan drawing received 14 July 2014
Site Location Plan and Block Plan received 13 May 2014

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.