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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/0232/08**

Mr Jonathan Ellman-Brown
7 Stormriders
7 Ferry Road
Shoreham By Sea
West Sussex
BN43 5RA

Details of Development
**CHANGE OF USE OF EXISTING KITESURFING SHOP TO PRIMARILY A CLASS A3 LICENSED CAFE (WITH ANCILLARY KITESURFING SALES AND LESSONS)**

Location of Development
**7 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 they PERMIT the above development, in accordance with the application and relevant correspondence registered on 30th April 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

02/07/2008

## SCHEDULE

### Reasons for Granting Permission

01. The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AS5) and the West Sussex Structure Plan 2001-16 (LOC1, 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 AM and 10.30 PM Monday to Saturday inclusive and 9 AM to 9 PM on Sundays and there shall be no external illumination on the premises outside these specified hours. All activity at the premises shall cease within half an hour of the above closing times.

**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 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.*