

Item No. 12**SCHEDULE B**

APPLICATION NUMBER	CB/09/05612/FULL
LOCATION	22 Market Square, Sandy, SG19 1JA
PROPOSAL	Full: Change of use from A3/D2 to A3/A5 throughout from coffee shop/childrens play area to coffee shop/bakery to include hot food. Erection of new canopy over windows and extractor units to side.
PARISH	Sandy
WARD	Sandy
WARD COUNCILLORS	Cllr Aldis & Cllr Blaine
CASE OFFICER	Judy Self
DATE REGISTERED	06 August 2009
EXPIRY DATE	01 October 2009
APPLICANT	Mr C Yap-Young
AGENT	J & J Architectural & Construction Services Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Aldis due to the amount of public interest and the impact on the Conservation Area of the external alterations
RECOMMENDED DECISION	Grant Planning Permission

That Planning Permission be granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **Equipment shall be installed to effectively suppress and disperse fumes and/or odours produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the commercial food use continues. Full details of the method of odour abatement and all odour abatement equipment to be used, including predicted noise levels of the equipment in operation, shall be submitted to and approved by the Local Planning Authority prior to the installation of the equipment. The approved equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the use hereby permitted commencing.**

Reason: In order to prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents.

- 3 **The kitchen ventilation system approved in accordance with Condition 2 above, shall be so enclosed, operated and/or attenuated that noise arising from such plant shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured or calculated according to BS4142:1997, at the boundary of any neighbouring residential dwelling. The applicant shall clearly demonstrate that noise from the installed plant achieves the required noise standard, prior to the use hereby permitted commencing.**

Reason: To protect neighbouring residents from any adverse impact from noise arising from the kitchen extract ventilation system.

Notes to Applicant

1. The applicant is advised that the provision of hot food and drink after 2300 hours are licensable activities under the provisions of the Licensing Act 2003, and an appropriate premises license will be required. The applicant is advised to contact our Licensing Department on 01462 611000 for further information on licensing matters.

- [Note: 1. In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes and also of receipt of an additional letter of objection.
2. In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.]