

From: Andrew Clarke
Sent: 31 October 2025 16:03:34 UTC+00:00
To: "'Darren Dix'" <darren@sterlingfs.org>
Cc: "James Pitcairn" <jp@bennettoakley.co.uk>
Subject: RE: DM/25/2437 - condition discharge application at Bife, 56-58 The Broadway
Haywards Heath

Dear Darren,

Thanks for the email and info. I have passed the report to our EHO for comment.

WRT the bins, can you provide a plan showing their location and exact number and spec (looks like two for recycling and one for general waste?) please. We will need a drawing or the like to secure the condition and we can't use photos alone.

Thanks in advance.

Andy Clarke BSc (Econ), PGDip
Senior Planning Officer
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From: Darren Dix <darren@sterlingfs.org>
Sent: 31 October 2025 10:42
To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>
Cc: James Pitcairn <jp@bennettoakley.co.uk>
Subject: RE: DM/25/2437 - condition discharge application at Bife, 56-58 The Broadway
Haywards Heath

Hi Andrew,

Please find attached photos relating to the storage of our bins, I have been told they are emptied twice a week.

I have also attached a report from Rentokil regarding the servicing of our current extraction system, it does appear that all we need to do is to install some service hatches and upgrade the extraction fan and it will be TR19 Compliant, subject to planning approval it is our intention to get the work carried out straight away.

Please let me know if you need any other information to satisfy your requirements.

Kind Regards

Darren Dix
DipPFS,Certs CII (MP) CeMAP



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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Sent: 30 October 2025 11:59

To: Darren Dix <darren@sterlingfs.org>

Cc: James Pitcairn <jp@bennettoakley.co.uk>

Subject: RE: DM/25/2437 - condition discharge applicaiton at Bife, 56-58 The Broadway Haywards Heath

Hi Darren,

Thanks for the prompt response. All noted regarding the acoustic report and the flat arrangements and the bins. I'll await the further information on the bins before seeking to determine those conditions.

WRT to the odour extractions, yes we have the defra report, however, this doesn't include details or a full spec of the system to be installed so is insufficient. Can this be provided please? This could include the manufacturers catalogue and spec. If agreed, what are the time scales for installation?

Kind regards

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From: Darren Dix <darren@sterlingfs.org>

Sent: 30 October 2025 11:43

To: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>; James Pitcairn <jp@bennettoakley.co.uk>

Subject: RE: DM/25/2437 - condition discharge applicaiton at Bife, 56-58 The Broadway Haywards Heath

Dear Andrew,

Thank you for your email below.

A Defra assessment was carried out was this risk scoring from the report not sent with the application? The system has not been installed yet until you are satisfied that it meets your requirements, however it has been agreed subject to meeting your requirements. In addition the new system will be serviced in accordance with the new system requirements.

With regards to the acoustic report as your colleague is aware this whole situation started due to a nuisance tenant who then refused access to her flat, for your information there are only two flats, both

of which lie directly above the premises, with no further flats above either, it would therefore be a safe assumption that the acoustics would be the same for both flats.

With regards to the bins, I will get a copy of the contract for the waste disposal so you can see the frequency of the bin removal, I will also take photos today of where the bins are stored and forward these, Again for the record we are the only premise that have our bins stored behind doors, the others are kept in the alley or at the end of the alley

Kind Regards

Darren Dix
DipPFS, Certs CII (MP) CeMAP



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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Sent: 30 October 2025 11:21

To: James Pitcairn <jp@bennettoakley.co.uk>

Cc: Darren Dix <darren@sterlingfs.org>

Subject: DM/25/2437 - condition discharge applicaiton at Bife, 56-58 The Broadway Haywards Heath

Dear Mr Pitcairn,

I refer to the above condition discharge application currently pending with the LPA.

I have received the submissions and would make the following comments on each condition:

7) – Emissions – The condition requires full details of the extraction system to be provided. Currently the sole submission is a quote for (potential?) installation of a system but no specification or assessment of the system has been provided. Can a full specification please be provided together with evidence that it complies with the DEFRA 'Guidance on the

Control of Odour and Noise from Commercial Kitchen Exhaust Systems' and that a Risk Assessment for Odour (e.g. Annex C of the DEFRA guidance) is provided as well as a maintenance and monitoring schedule for the system. Please also confirm whether the provided quote has been agreed and whether the system has been installed. As a reminder the ongoing operation of the restaurant without satisfying the condition is a breach of planning control.

8) Acoustic report – I note the content of the report and that it agrees compliance with standards in respect of flat 56a and that only one floor was available to test. To confirm the resilience of the report can you confirm the arrangement of the flats 56a and 58a above the restaurant. Which flat (or both) lie directly above the restaurant. Is there any second floor accommodation? Upon confirmation of these details I would hope to be in a position to discharge the condition. As a reminder the ongoing operation of the restaurant without satisfying the condition is a breach of planning control.

9) Waste – Few details are provided wrt to this condition. The Council will require details as to the number of bins provided and where they are stored and how they are emptied. There is currently insufficient information to discharge the condition. As a reminder the ongoing operation of the restaurant without satisfying the condition is a breach of planning control.

I would be grateful if the above requested information could be provided within the next 14 days.

Should you wish to discuss the matter do please let me know.

Kind regards

Andy Clarke BSc (Econ), PGDip
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