ADUR DISTRICT COUNCIL

Mr Brian Elstone
Brian Elstone Surveying Services Ltd
1 Herne Court
Station Road
Rustington
West Sussex
BN16 3BQ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1674/19

Details of Development
VARIATION OF CONDITION 11 OF AWDM/1528/18 TO INCREASE OPENING HOURS.

Location of Development
MANOR ROAD SERVICE STATION 96 MANOR ROAD LANCING WEST SUSSEX BN15 0HL

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 24th October 2019.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
16/03/2020

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice:-

Reference/Drawing Number	Version	Date Rec
SITE PLAN	Drg No. 1293/001RevG	22.01.2019
PROP ELEVS - SHEET 1	DrgNo. 1293/008RevC	23.01.2019
PROP ELEVS - SHEET 2	Drg No. 1293/009 Rev C	23.01.2019
GENERAL CROSS SECTION	Drg No. 1293/011 Rev B	23.01.2019
JET WASH LAYOUT DETAIL	Drg No. 1293/012 Rev A	22.01.2019
ENVIRONMENTAL RISK ASSESSMENT	IN18436CL001	22.10.2018
ENVIRONMENTAL RISK ASSESSMENT	IN18436CL002a	12.12.2018
PROPOSED GROUND FLOOR PLAN	DrgNo. 0423 51 51 RevA	21.12.2018
LOCATION PLAN		15.10.2018
EXG SHOP LAYOUT	DrgNo. 1293/003 Rev A	15.10.2018
EXG ELEVS - SHEET 1	DrgNo. 1293/004 RevA	15.10.2018
EXG ELEVS - SHEET 2	DrgNo. 1293/005 Rev A	15.10.2018
EXG SITE PLAN	DrgNo. 1293/006 RevA	15.10.2018
LOCATION AND BLOCK SITE PLANS	DrgNo. 1293/007 RevA	15.10.2018

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

02. 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.*

/Contd …

03. The use of the site for fuel sales (including air and water) and convenience store sales shall only take place between the hours of:-

0600 - 2200 on Mondays to Saturdays inclusive;
0600 - 2100 on Sundays

Other than the above, there shall be no other working, trade or business whatsoever (including the use of the jet wash and vacuum, reception or despatch of deliveries) taking place on the site except between the hours of:-

0700 - 2100 on Mondays to Saturdays inclusive;
0800 - 2100 on Sundays.

Reason: *In the interests of amenity having regard to policies 15 and 34 of the Adur Local Plan.*

04. No storage shall take place in the open on any part of the site.

Reason: *In the interests of amenity and to comply with policy 15 of the Adur Local Plan.*

05. The offices and store at first floor hereby permitted shall be ancillary to the primary use of the site as a petrol filling station with shop.

Reason: *In the interests of amenity having regard to policy 15 of the Adur Local Plan.*

06. No surface water shall be permitted to run off from the development hereby permitted onto the highway or into any drainage system connected to the highway.

Reason: *To ensure that the A27 trunk road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.*

07. The existing on site car parking spaces shall hereafter be retained at all times for their designated purpose.

Reason: *To provide car-parking space for the use having regard to policy 28 of the Adur Local Plan.*

Ref: AWDM/1674/19

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).