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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/0316/08**

Nathaniel Lichfield And Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Details of Development
EXTENSION TO EXISTING RETAIL STORE (TO BE USED FOR CLASS A1 RETAIL)

Location of Development
MARKS AND SPENCER HOLMBUSH CENTRE UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TD

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 11th June 2008.

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

17/02/2011

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and, subject to compliance with the conditions and section 106 Obligation, would meet the predicted quantitative and qualitative need for additional retail floorspace in the catchment area on a site with accessibility by a choice of means of transport without detracting unacceptably from the existing local urban environment or the viability of existing town centres. It can take place without resulting in unacceptable detriment to the amenities of nearby properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AG3, AC2, AB25-27, AS3) and PPS4.

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. This permission relates to the application as amended by the revised Travel Plan dated October 2009 and the supplementary Transport Assessment and the development shall be carried out in accordance with plans SHHO33 A 410-P03, 411-P03, 412-P02, 413-P03, 414-P02, 415-P03, 416-P03, 417-P02, 418-P03 and 420-P02.

    Reason: *For the avoidance of doubt, in the interests of proper planning and because the application as originally submitted was unacceptable having regard to PPG13.*

03. The gross floorspace of the Marks & Spencer superstore as hereby extended shall not exceed 12,564 square metres (of which not more than 1,500 square metres of gross internal floor area shall be used for the display and sale of convenience goods excluding the ancillary cafe/restaurant) and it shall not be further extended by internal changes such as the insertion of mezzanine floors nor subdivided into smaller shops or units without permission from the Local Planning Authority on an application in that behalf.

    Reason: *To prevent unacceptable impact on the viability of existing town centres having regard to PPS4.*

PTO

04. The extension hereby permitted shall not be occupied until provision for parking a minimum of 698 cars, 29 motorcycles and 112 bicycles (covered) has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for parking of vehicles and cycles incidental to the use of the proposed development.

Reason: *In the interests of highway safety and sustainable travel, having regard to PPG13.*

05. The extension hereby permitted shall not be occupied until a Car Park Management Scheme has been implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety and sustainable travel, having regard to PPG13.*

06. The extension hereby permitted shall not be occupied until those parts of the approved Travel Plan identified as being capable of implementation prior to occupation have been implemented. The remaining parts of the Travel Plan shall be implemented in accordance with the timetable contained in the Travel Plan and shall continue to be implemented in accordance with the Travel Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of encouraging sustainable travel, having regard to PPG13.*

07. No development shall take place, including any works of demolition, until a Construction Method Statement (including arrangements for construction traffic) has been submitted to and approved in writing by the Local Planning Authority and the approve Statement shall be adhered to throughout the construction period. It shall provide for:-

i. parking of the vehicles of site operatives and visitors;
ii. loading/unloading of plant and materials;
iii. storage of plant and materials;
iv. erection and maintenance of security hoardings;
v. wheel-washing facilities;
vi. measures to control the emission of dust and dirt;
vii. a scheme for recycling/disposing of demolition and construction waste.

Reason: *In the interests of highway safety and amenity.*

PTO

08. The proposed extension shall not be brought into use unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and shrubs on the land and details of those to be retained, together with measures for their protection in the course of development. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the extension and any trees or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

09. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

10. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with saved policy AP9 of the Adur District Local Plan.*

11. Unless otherwise approved in writing by the Local Planning Authority, construction of the shell of the extension and external works shall only take place during the hours of 7.30am to 6pm Monday to Saturdays, with no working on Sundays or public holidays.

Reason: *To safeguard the residential amenities of nearby dwellings.*