Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0674/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

PROPOSAL: Installation of mezzanine floor to provide storage and office accommodation, change of use of part of ground floor for trade sales and new glazed entrance doors behind existing roller shutter.

LOCATION : Unit 11 Northbrook Business Park Northbrook Road Worthing

DATE REGISTERED 11th July 2008

APPLICANT : Stirling Power Tool Supplies

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the un-numbered site plans and Drawing No. 457/01 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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Dated : 5th September 2008

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

2. The sales area hereby approved shall not be used other than:

   a) as ancillary to the use of the premises for the storage purposes (Class B8); and
   b) for sales to trade of power tools, hand tools, fixings and threaded fasteners or similar goods associated with the construction industry. For avoidance of doubt, sales shall exclude any sales of food, drink, clothes or furnishings or DIY goods.

   Sales from the premises shall be restricted to the sales area, comprising trade counter and customer waiting area, shown on the submitted plan, and no other area shall be used for sales, including as a showroom.

   Reason: For the avoidance of doubt and because general retail use, intensification or expansion of any trade use including any permitted by the Town and Country Planning (General Permitted Development) Order 1995 would result in unacceptable traffic and car parking pressure, loss of amenity and would harm the retail hierarchy and sustainable retail pattern.

3. The premises shall not be open for trade or business except between the hours of 8.30am to 6pm Mondays to Fridays and 8am to 12 noon Saturdays and closed on Sundays or on Bank or Public Holidays.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties and to prevent use for general retail.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
RES7 - Control of Polluting Development
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE5 - Employment provision
TR4 - Development at Railway Stations
TR5 - Retention/Provision of Taxi Ranks

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WB/08/0674/FULL

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.