Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
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ADUR
DISTRICT COUNCIL

PLAN No. Adc0270/10
DATE 04 AUG 2010

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: Nick | Surname: King

Company name: Drallim Industries Ltd (T/A) Horsell Electics

Street address: Unit 1, 56Dolphin Road

Town/City: Shoreham-by-Sea

County: West Sussex

Country: United Kingdom

Postcode: BN43 6PB

	Country Code	National Number	Extension Number
Telephone number:	[redacted]	[redacted]	
Mobile number:	[redacted]	[redacted]	
Fax number:			

Email address: [redacted]

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Alteration to factory unit to allow 3off vent / extraction ducts to be fitted through rear wall of the unit and rise to 2mtrs above eve height. I have discussed this alteration with Carlos Hone of Adur Council who has stated that we will require planning permission in his opinion, as they would project above the roof of the building, and they would be within 5m of the boundary of the site. Thus we would be contrary to Part 8 Class A (c) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010.

Has the building, work or change of use already started? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 56 | Suffix:

House name: Unit 1

Street address: DOLPHIN ROAD

Town/City: SHOREHAM-BY-SEA

County: WEST SUSSEX

Postcode: BN43 6PB

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 523089

Northing: 105181

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Carlos Surname: Hone

Reference: Proposed alterations to Unit 1, 56 Dolphin Road, Shoreham-by-Sea

Date (DD/MM/YYYY): 08/06/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Dear Mr King,
RE: Proposed alterations to Unit 1, 56 Dolphin Road, Shoreham-by-Sea.
Further to our meeting onsite yesterday,
I can confirm that:-
With regards to the ancillary signs for 'goods in', 'reception' etc. on the front elevation of the building.
Provided that the signs are no more than 0.3 square metres in size; have no figures, letters or symbols which are more than 75cm in height; or have their highest parts more than 4.6m in height;
or they are not illuminated, then permission would be granted under 'deemed consent' and a formal application would not be required.
The canopy sign that would be located above the main front door is considered to be part of the fabric of the building and thus is exempt from requiring express consent for advertisements.
With regards to the vents for the two ceiling hung factory heating units on the north elevation. Provided that the flue outlet (type C12 Ambirad) projects no more than 180mm from the exterior wall of the building as per the manufacturers guidelines) then they would be considered di minimus and would not require planning permission.
Additionally with the central heating boiler flue (ref. ecoTEC 834449_13), if it were to project from the exterior wall of the building by no more than 87mm (as per the manufacturers guidelines) then this too would be considered di minimus and would not require planning permission.
The two other main extraction ducts would however require planning permission in my opinion, as they would be significantly larger in diameter and height, being as they would project above the roof of the building, and they would be within 5m of the boundary of the site. Thus they would be contrary to Part 8 Class A (c) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010.
The planning application can be made on line at the Planning Portal via the following link: http://www.planningportal.gov.uk/england/public/
The fee would be £170 to be paid to Adur District Council, and you will need to supply a 1:1250 site location plan; a 1:500 block plan, 1:100 floor plan showing location of spray booth and paint oven, extract ducts etc. and a 1:100 set of elevations showing the extract ducts exiting the building.
Please supply the full manufacturers details on the extraction equipment including noise levels, air flow, and type of particles to be expelled through the ducting.
The details in this email represent Officer level only and are made without prejudice to any future decision that the Council might make on this or related matters. Should you have any further questions then please feel free to contact me directly.
Yours sincerely
Carlos Hone

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (●) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (●) No

Are there any new public roads to be provided within the site? ( ) Yes (●) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (●) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (●) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (●) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (●) No

8. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (●) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Standard Red Brick

Description of *proposed* materials and finishes:

Standard Red Brick

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Standard Corregated Cement Sheet

Description of *proposed* materials and finishes:

Standard Corregated Cement Sheet

Windows - description:

Description of *existing* materials and finishes:

Single Glazed Alloy Framed &
UPVC Double Glazed

Description of *proposed* materials and finishes:

Single Glazed Alloy Framed &
UPVC Double Glazed

Doors - description:

Description of *existing* materials and finishes:

Twin UPVC Double Glazed Doors &
Solid Wood Fire Doors & Metal Roller Shutter

Description of *proposed* materials and finishes:

Twin UPVC Double Glazed Doors &
Solid Wood Fire Doors & Metal Roller Shutter

Boundary treatments - description:

Description of *existing* materials and finishes:

Metal fence

Description of *proposed* materials and finishes:

Metal fence

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete

Description of *proposed* materials and finishes:

Concrete

Lighting - add description

Description of *existing* materials and finishes:

Fluorescent and Sodium fittings

Description of *proposed* materials and finishes:

Fluorescent and Sodium fittings

Others - description:

Type of other material: Ducting

Description of *existing* materials and finishes:

Ducting to be steel zinc coated

Description of *proposed* materials and finishes:

Ducting to be steel zinc coated

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	14	14	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

No alterations to system required.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Has been empty for 18 months and will be used to manufacture light fittings.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? (•) Yes ( ) No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Sheet steel, which is sent for recycling at our cost.

17. Residential Units

Does your proposal include the gain or loss of residential units? ( ) Yes (•) No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ( ) Yes (•) No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	10	1	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
B1B							☒

21. Site Area

What is the site area? 1,033 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Light fitting manufacture which will include the following operations.
Turret punch
Press Break
Welding
Powder coating
Manual assembly

Is the proposal for a waste management development? ( ) Yes (•) No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ( ) Yes (•) No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Nick Surname: King

Person role: Applicant Declaration date: 26/07/2010 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (●)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr | First Name: Nick | Surname: King

Person role: Applicant | Declaration date: 26/07/2010 | ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 26/07/2010