marketing@planningportal.gov.uk / 0117 372 8403

PLANNING PORTAL

G/08 Temple Quay House
Bristol
BS1 6PN

DISTRICT COUNCIL
PLANNING DIVISION
No. Apd0029108
DATE RECEIVED 17 JAN 2008

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	KWIK FT PROPERTIES Ltd
Unit:	
House number:	216
House suffix:	
House name:	
Address 1:	EAST MAIN STREET.
Address 2:	
Address 3:	
Town:	BROXBURN
County:	
Country:	SCOTLAND
Postcode:	

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	DGG Planning (Wokingham) Ltd
Unit:	
House number:	5
House suffix:	
House name:	
Address 1:	WINDERMERE CLOSE
Address 2:	WINNERSH
Address 3:	
Town:	WOKINGHAM
County:	BERKSHIRE
Country:	
Postcode:	RG41 5XW.

3. Description of Proposed Works

Please describe the proposed works:

Use of premises as a Motorist Centre for the sale and fitting of tyres, exhausts, brakes and other fast fit Motorist repairs including the carrying out of Ministry of Transport Testing (See Covering letter)

Has building or works already been carried out or use of land already started? ☐ Yes ☑ No

If Yes, please state the date when building works or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Have the works been completed or change of use already occurred? ☐ Yes ☑ No

If Yes, please state when the works were completed or use occurred (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: Unit 4

Address 1: Loxwood Business

Address 2: Marlborough Rd

Address 3: Churchill Industrial Estate

Town: Lancing

County: West Sussex

Postcode (optional): BN15 9ST

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

Easting: | Northing:

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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: David Reynolds

Reference:

Date (DD/MM/YYYY): 8/1/08
(must be pre-application submission)

Details of pre-application advice received?

Planning permission Needed - Existing permitted use B1 (Light Industry)

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 ☐ Unknown

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No ☐ Unknown

Are there any new public roads to be provided within the site? ☐ Yes ☑ No ☐ Unknown

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No ☐ Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No ☐ Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No ☐ Unknown

If Yes, please provide details:

As Existing collected by private Contractor

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No ☐ Unknown

If Yes, please provide details:

As Existing collected by private Contractor

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			☐	☐	
Roof			☐	☐	
Windows			☐	☐	
Doors	No Change - As existing		☐	☐	
Boundary treatments *(e.g. fences, walls)*			☐	☐	
Vehicle access and hard-standing			☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

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:

N/A

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces	No Change - As Existing		
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant
- [ ] Unknown

Are you proposing to connect to the existing drainage system? [ ] Yes [ ] No

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

No Change As Existing

13. 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 [x] No

If Yes, you will need to submit a 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 [x] No

Will the proposal increase the flood risk elsewhere? [ ] *Yes* [ ] *No* [ ] *Unknown*

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [x] Main sewer
- [ ] Unknown

14. Biodiversity and Geological Conservation

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
- [x] 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
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

Sale and Fitting of Tyres, exhaust, brakes and other fast fit repairs

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

N/A

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) N/A.

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] 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 [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [x] Yes [ ] No

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

No Change - Private Contractor.

18. Residential Units (including conversion)

• Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☑ No
If Yes please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals $(a+b+c+d+e+f+g)=$								A

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals $(a+b+c+d+e+f+g)=$								B

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals $(a+b+c+d+e+f+g)=$								C

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals $(a+b+c+d+e+f+g)=$								D

Total existing residential units $(A+B+C+D)=$ ____

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals $(a+b+c+d+e+f+g)=$								E

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals $(a+b+c+d+e+f+g)=$								F

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals $(a+b+c+d+e+f+g)=$								G

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals $(a+b+c+d+e+f+g)=$								H

Total proposed residential units $(E+F+G+H)=$ ____

Total net gain / loss of residential units ____

$Date: 2007/05/11 09:53:50 $ $Revision: 1.16 $

23. 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:

Fitting of Tyres, exhausts, brakes etc and carrying out of Minstry of Transport Tests

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	*Please provide the maximum* annual operational throughput of the following waste streams:
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐	No Change - Existing	
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/ or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	n/a
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (kilograms): Amount (kilograms):

19. All Types of Development: Non-residential Floorspace

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐	No Change – As Existing			
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	No Change	As Existing		
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	No Change	As Existing		

22. Site Area

Please state the site area in hectares (ha) 250 m² Approx

23. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served
Helvellyn Properties Ltd	64 Mount Street London W1K 2SZ	15/1/08

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted] DPS Planning (Wokingham) Ltd	15/1/08

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)*of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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.

Signed - Applicant:

Or signed - Agent: [redacted] DLP Planning (Cockington) Ltd

Date (DD/MM/YYYY): 15.1.08

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent: [redacted] DLP Planning (Cockington) Ltd

Date (DD/MM/YYYY): 15.1.08

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	☑	The correct fee:	☑
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☑	3 copies of a design and access statement:	☑
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☐	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☑
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☑

27. Declaration

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

Signed - Applicant:

Or signed - Agent: [redacted] DLP Planning (Cockington) Ltd

Date (DD/MM/YYYY): 15.1.08 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01189	018398	

Country code: | Mobile number (optional):

Country code: 01189 | Fax number (optional): 619606

Email address (optional):

30. 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)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

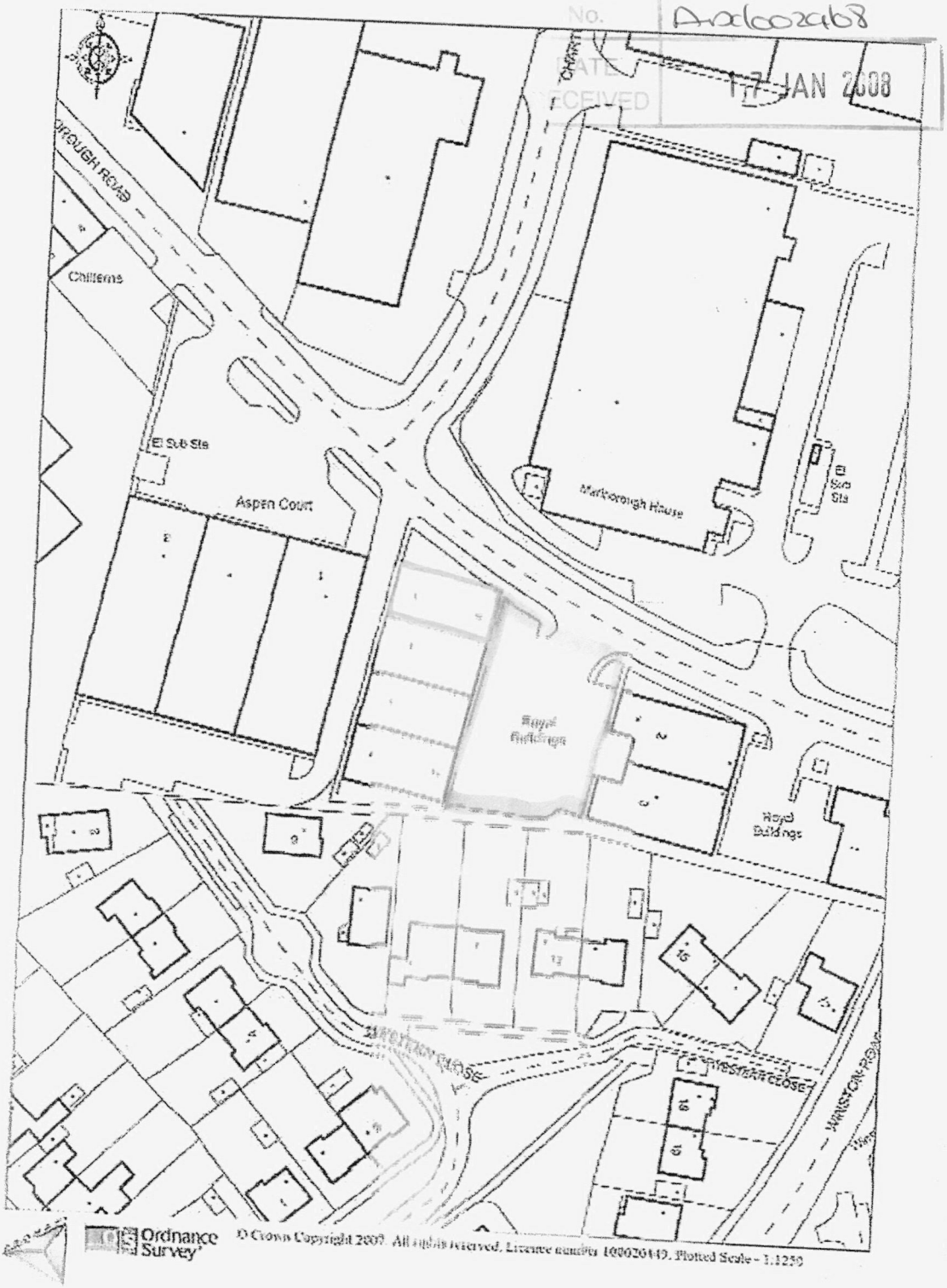
If Other has been selected, please provide:

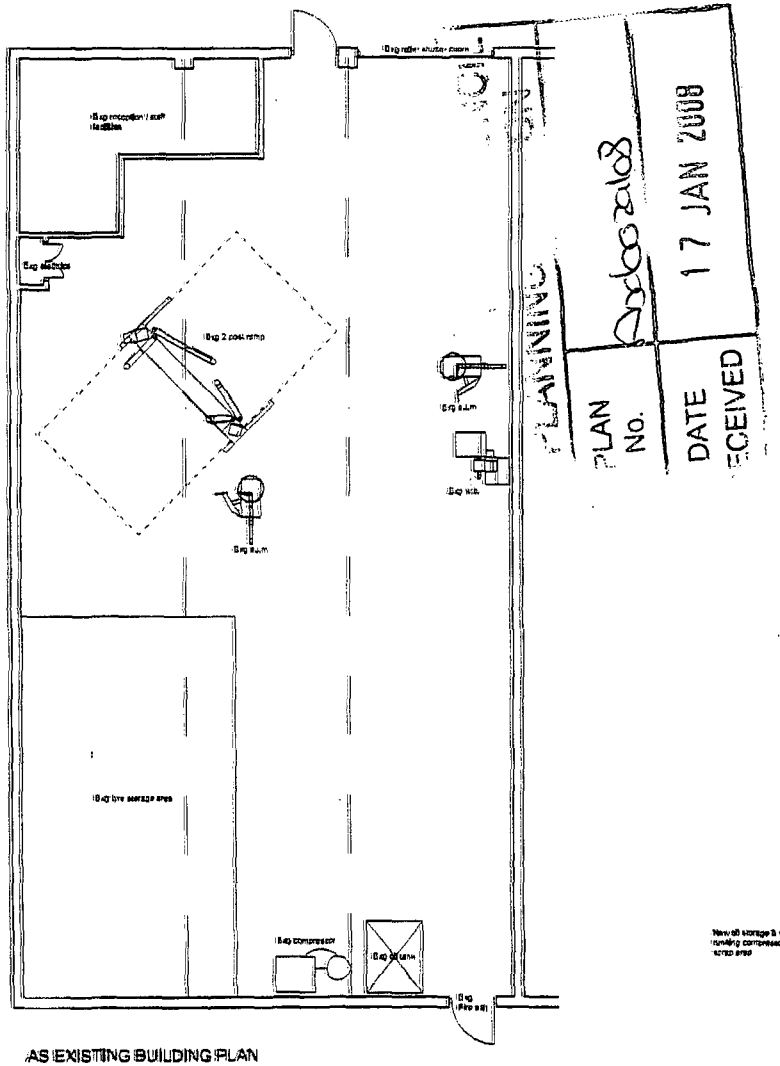
Contact name: | Telephone number:

Email address:

Kwik-Fit 0541 Unit 4, Churchill Industrial Estate, Lancing

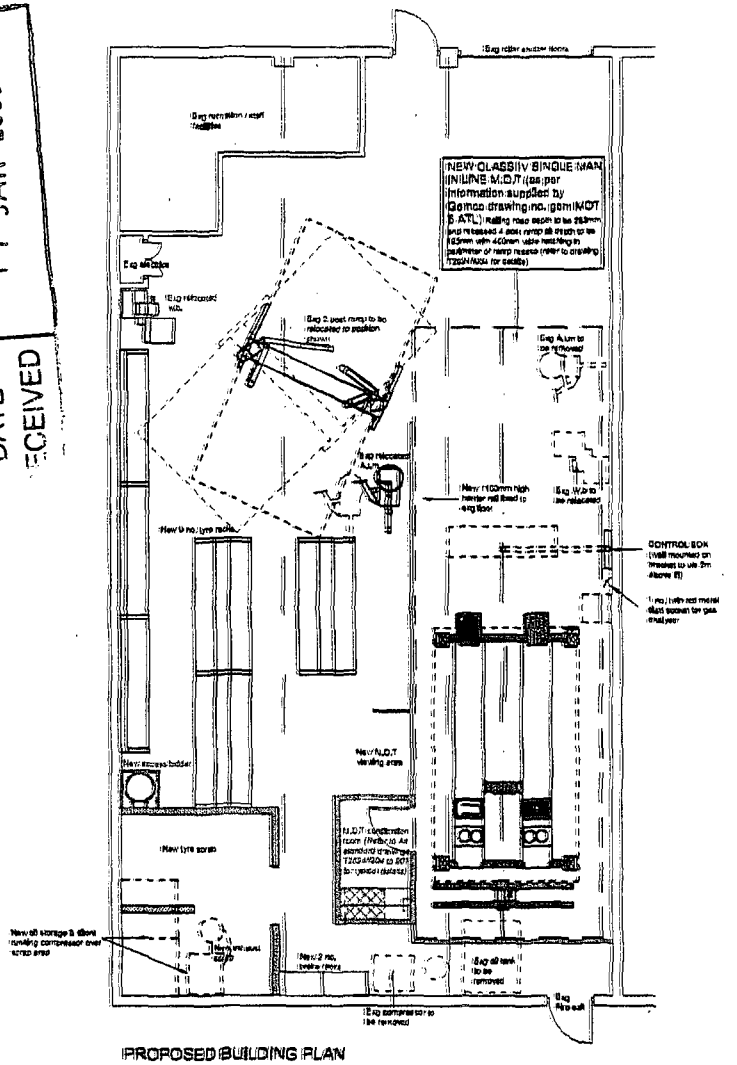
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/160/08
DATE RECEIVED 17 JAN 2008





AS EXISTING BUILDING PLAN

PLANNING
PLAN No. 0060 2108
DATE RECEIVED 17 JAN 2008



PROPOSED BUILDING PLAN

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Copyright

Revisions

By

NOTE:-
DRAWING PRODUCED FROM SITE INFORMATION & SUBJECT TO FULL SITE SURVEY

North

Turnkey Design Partnership Ltd
4 Bancroft Court
Hitchin
Hertfordshire
SG5 1LH
T 01462 440359
F 01462 440360
E turnkey@turnkeydesign.co.uk

Turnkey

Drawing Status

Client

Kwik-Fit

Project

Chessington Tyres
Royal Building
Marlborough Road
Churchill Ind. Est.
Lancing BN15 8SJ

Drawing Title

M.O.T Installation
Lift in Line (Single Man)
Flush Fitted
As Existing / Proposal A
Centre no. 541

Date NOV 2007
By SB
Scale 1:50 @ A1

Drawing Number

T2981 - 541 - 900

Title

Project

Client

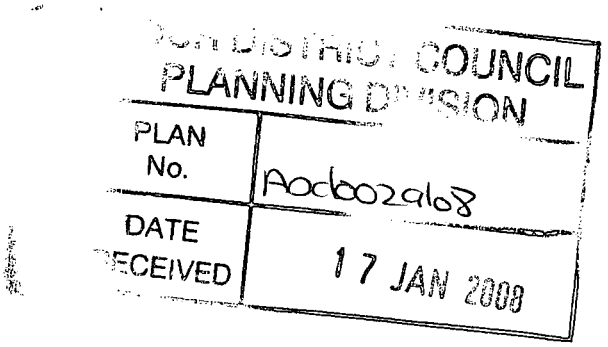
DESIGN

MOTORIST CENTRE - CHESSINGTON TYRES CENTRE NO. 541

Design and Access Statement

Kwik Fit Motorist Centre
Unit 4 Royal Buildings
Marlbrough Road
Churchill Industrial Estate
Lancing.

For Kwik Fit Properties Ltd



1.0 Introduction

1.1 This statement has been prepared on behalf of the applicants Kwik Fit Properties Ltd.

1.2 It has been produced to explain the design and access of the proposed application at Kwik Fit, Unit 4 Royal Buildings, Marlbrough Road, Churchill Industrial Estate, Lancing.

1.3 The statement reviews the character of the area and how the development will fit into the surrounding context.

1.4 It will address how people using the development will access the site whether by walking, cycling, public transport or motor vehicles.

2.0 Site in context

2.1 The application site, which is occupied by Kwik Fit, is a purpose built industrial unit which is used for the sale and fitting of tyres, exhausts, brakes and other fast fit motorist repairs.

2.2 The site lies within the Churchill Industrial Estate approximately 600 yds from the junction of the A259 (Brighton Road) and close to local shopping facilities.

3.0 Access

3.1 As referenced above the site lies close to local shopping facilities and is well placed in respect of public transport provision with regular bus services along the nearby Brighton Road and South Street. A train station (Lancing Station) is located approximately 0.5 miles to the North East. It should be noted however customers will call with their vehicles and it is not proposed to increase staffing levels, but in any case they will be able to use the public services.

3.1 Marlbrough Road provides a dedicated footpath to the local shopping facilities and public transport provision accordingly.

3.2 The site is an existing Motorist Centre which has operated for well over 20 years without problem, and is served by the existing vehicular access, which will not be altered. In addition all servicing, parking, turning, loading and unloading facilities will remain as existing. This is shared communally with the other adjoining units. These do not need to be altered and existing facilities for the disabled will also be unchanged.

4.0 Design

4.1 The Local Authority previously granted planning permission for the commercial use of these premises and have clearly accepted that this site is appropriate for such an activity in this location. Indeed, other similar activities are also in operation within Churchill Industrial Estate.

4.2 The external design of the centre will not be altered in any way, the proposed MOT bay will utilise an exiting work area.

5.0 Conclusion

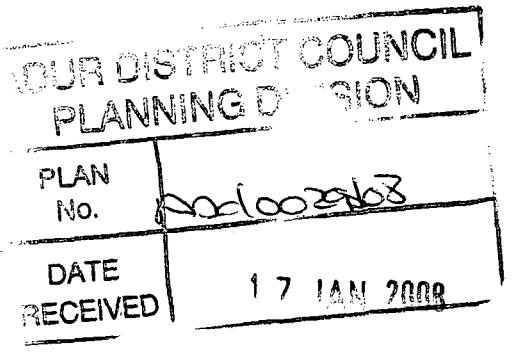
5.1 It is the applicant's opinion the proposed application to use these premises as a Motorist Centre for the sale and fitting of tyres, exhausts, brakes and other fast fit motorist repairs including MOT testing will have no adverse impact on the setting of the premises, and all access will remain as existing.

DGG

PLANNING (WOKINGHAM) LIMITED

Tel: 01189 018 398
Fax: 01189 619 606
office@dggplanning.co.uk

The Chief Planning Officer
Adur District Council
Civic Centre
Ham Road
Shoreham – by – Sea
West Sussex
BN43 6AP



Date: 15 January 2008

Our Ref: AKG/CG/D3867

Dear Sirs,

Re: Kwik Fit Motorist Centre (0541) – Unit 4, Royal Buildings, Marlborough Road, Lancing, BN15 8SJ

I refer to the above and enclose application in respect of the introduction of Ministry of Transport Testing, together with cheque for £265.00 in settlement of your charges, and copy site location plan, identifying the premises.

At the present time the premises are used for the sale and fitting of tyres, exhausts, brakes and other fast fit motorist repairs, but my client, Kwik Fit Properties Ltd, now wish to introduce Ministry of Transport Testing, as an additional service for their customers.

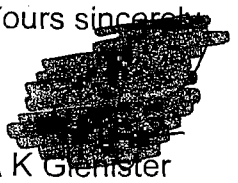
You, of course, appreciate the existing use falls within the B2 (General Industrial) use class, as defined in the Town & Country Planning (Use Classes) Order 1987 (UCO). I am of the opinion the carrying out of Ministry of Transport Testing is also a General Industrial use, with respect to the provisions of the UCO, and I wrote to you in respect of this on 17th December.

You advised, the last permitted use, was for B1 (light industrial) purposes, and clearly planning permission is required to regularise the current B2 (General Industrial) use of the premises, hence this application. I should also advise however, the premises have been used as a Motorist Centre for the sale and fitting of tyres, exhaust, brakes and other fast fit motorist repairs for over 20 years without problem, and I trust this will be acceptable.

I should also advise, my clients do not propose to alter their centre, and will use an existing work bay to accommodate the equipment needed to carry out the Testing. Likewise, there will be no alteration to the external appearance of the building, and all servicing, parking, turning, loading and unloading facilities will remain as existing. This is shared communally with the adjoining units

However, given my clients are proposing an additional activity, I enclose a short Design & Access Statement for your information and consideration, and trust you will be able to take my client's application forward accordingly. Should however, there be any matters which you would wish to discuss, please do not hesitate to contact me on the above number.

Yours sincerely,



A K Glenister
DGG Planning (Wokingham) Ltd

Cc: T Barnard
D Holmes

Helvellyn Properties Ltd
94 Mount Street
London
W1K 2SZ

Date: 15 January 2008

Our Ref: AKG/CG/D3867

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0029/08
DATE RECEIVED 17 JAN 2008

Dear Sirs,

Re: Kwik Fit Motorist Centre (0541) – Unit 4, Royal Buildings, Marlborough Road, Lancing, BN15 8SJ

I refer to the above and have today submitted application to the Local Planning Authority to enable the premises to be used for the carrying out of Ministry of Transport Testing, in addition to the existing fitting activities.

I understand however, you are the owners of this centre and I am therefore required to serve Notice on you, which I now do.

Should however, there be any matter you would wish to discuss, please do not hesitate to contact me.

Yours sincerely



A K Glenister
DGG Planning (Wokingham) Ltd

Cc: T Barnard
D Holmes
Adur District Council

Town and Country Planning General Development Order

NOTICE UNDER ARTICLE 12 OF APPLICANT FOR PLANNING PERMISSION

Proposed development at (a) Unit 4 Loyal Buildings Marbrook Rd Lancing

I give notice that (b) Kwik Fit Properties Ltd

is applying to the (c) Adur District Council

for planning permission to (d) Use premises as a Motorist Centre for the Sale and fitting of Tyres, exhaust, brakes and other fast fit Motorist Repairs including carrying out Ministry of Transport Testing

Any owner* of the land or a tenant§ who wishes to make representation about this application should write to the Council at (e) Civic Centre Ham Road Shoreham by Sea BN43 6AP

by (f) 6.2.2008

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0029/08
DATE 17 JAN 2008
RECEIVED

Signed .....

†On behalf of Kwik Fit Properties Ltd

Date 15.1.2008

"Statement of owner's rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure."

† *delete where inappropriate*

*"Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years.
§"Tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Insert
(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of Council
(f) date giving a period of 21 days beginning with the date of service or 14 days beginning with the date of publication of the notice (as the case may be)

NB This notice must be served on the owner(s)/agricultural tenant(s) (other than the applicant) or all, or any part, of the land included in the application. If the name and address of the owner(s) of the land (or any part of the land) included in the applications are