ADUR
DISTRICT COUNCIL

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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/0029/08

DGG PLanning (Wokingham) Ltd
5 Windermere Close
Winnerm
Wokingham
Berks
RG41 5XW

Details of Development
USE AS A MOTORIST CENTRE FOR THE SALE AND FITTING OF TYRES, EXHAUSTS, BRAKES AND OTHER FASTFIT REPAIRS, PLUS MOT TESTING

Location of Development
UNIT 4 ROYAL BUILDINGS MARLBOROUGH ROAD LANCING WEST SUSSEX BN15 8SJ

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 17th January 2008.

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

Your copy of the application, determined as above, is returned herewith for your records.

Keith Morgan
Planning Services Manager

07/03/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE2, AE4) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5-6, CH1, ERA1, DEV1, DEV4-5).

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. The premises shall be used only for the purposes of a motorist repair centre for the sale and fitting of tyres, exhausts, brakes and other fastfit repairs, plus MOT testing and for no other purpose within Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification). There shall be no panel beating or paint spraying within the premises or its curtilage.

Reason: *In the interests of residential amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. No working whatsoever (including loading/unloading of vehicles) shall take place on the premises except between the hours of:-

7.00 am and 6.00 pm on Mondays to Fridays inclusive
7.00 am and 1.00 pm on Saturdays

nor at any time on Sundays or Public Holidays.

Reason: *In the interests of amenity and to comply with policy AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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04. No external working shall take place anywhere on the premises to which this permission relates and all working shall be confined to the buildings.

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policy AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*