Adur District Council

Planning, Regeneration and Wellbeing

Mrs Carol Grant
PlanRight UK Ltd
28 Tysoe Hill
Glenfield
Leicester
LE3 8AQ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0741/14

Details of Development
CHANGE OF USE FROM DISTRIBUTION CENTRE AND ANCILLARY OFFICES (B8) TO A MIXED USE OF WAREHOUSE, RETAIL SHOP AND ANCILLARY OFFICES (B8/A1)

Location of Development
EDGARS COOL WATER NEW WHARF BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RN

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 9th June 2014.

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
06/08/2014

ADUR DISTRICT COUNCIL
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SCHEDULE

Conditions

01. The use hereby permitted shall be discontinued permanently and the land and premises restored to their former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 August 2018.

Reason: *In order not to prejudice consideration of future proposals for the area having regard to Shoreham Harbour Interim Planning Guidance (2011) and the Shoreham Harbour Joint Area Action Plan (JAAP) (2014).*

02. The premises shall be used only as a warehouse, retail shop and ancillary offices in connection with the storage and distribution and sale of meat and meat-related products in accordance with Use Classes B1/B8/A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

03. No deliveries or collections of meat and meat-related products shall take place on the premises except between the hours of:-

7.00 am and 8.00 pm on Mondays to Saturdays inclusive
9.00 am and 6.00 pm on Sundays, Bank or Public Holidays.

Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

04. The parking, access and turning facilities on the site shall be retained and not used for any purpose other than access, turning and parking of vehicles incidental to the use of the premises concerned.

Reason: *In the interests of highway safety.*

05. The development hereby permitted shall be carried out in accordance with the following approved plans received 9 June 2014:-

Site Plan
Drawing No. 14486-02 (Proposed Floor Plan)

Reason: *For the avoidance of doubt and in the interests of proper planning.*

Cont…/

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.