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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/0038/08

Mr Bruce Johnson
Michael Cook Associates
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

Details of Development
5 NO. LIGHT INDUSTRIAL BUILDINGS WITH 26 CAR PARKING SPACES, ACCESS FROM CHARTWELL ROAD

Location of Development
STRIP OF LAND ON WEST SIDE ADJACENT TO CHARTWELL ROAD ELM GROVE LANCING WEST SUSSEX

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 21st 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

25/04/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the Lancing Business Park 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, ERA1, ERA5, DEV1, DEV3-5).

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. This permission relates to the application as amended by the revised plans received on 15 April 2008 (5142/100 rev J) and 16 April 2008 (5142/200 rev G, 5142/210 rev G, 5142/220 rev G, 5142/230 rev G, 5142/240 rev G)..

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AE2 of the Adur District Local Plan and DEV3-5 of the West Sussex Structure Plan.*

03. The buildings hereby approved shall have roofs and walls constructed of profiled steel colour HPS2000 Goosewing Grey; fascias, flashings, rainwater goods and loading doors of colour HPS2000 Solent Blue. Details of materials, colour and finishes shall be provided for all external brickwork, entrance/emergency doors, windows and feature panels, and shall be submitted to and approved in writing by the Local Planning Authority prior to any commencement of development.

Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

04. No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected.

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.*

05. No development shall take place until a Stage One Safety Audit for the site accesses onto Chartwell Road has been submitted and the issues arising therefrom have been addressed in the detailed design of the accesses which shall be subsequently submitted to and approved in writing by the Local Planning Authority. The approved accesses shall be laid out, constructed and completed prior to occupation of the units in all respects in accordance with the approved details together with any works identified in the Safety Audit as being necessary. Thereafter the approved kerb radii, visibility splays, sight lines and tactile pedestrian crossing point shall be kept free from obstruction.

Reason: *In the interests of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

06. The buildings hereby permitted shall not be occupied until the Green Travel Plan received on 19 March 2008 (ref 5142/CO1) has been implemented, in accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

07. The buildings hereby permitted shall not be occupied until provision for the parking of cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for the parking of cycles incidental to the use of the premises concerned.

Reason: *To ensure adequate provision for parking of cycles clear of the highway and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

08. Notwithstanding the provisions of The Town and Country Planning (Control of Advertisements) Regulations 1992, no advertisement, company logo or signage of any sort shall be erected on the east side elevation of any building hereby approved.

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

PTO

09. The buildings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

10. Each of the proposed new accesses shall be laid out to include visibility splays on both sides of its junction with the existing highway. These splays shall be defined by:-

(i) A line 2.4 metres long measured along the centre line of the proposed road from the line of the nearer edge of the carriageway of the existing highway; and

(ii) A line 90 metres long measured along the nearer edge of the carriageway of the existing highway from its intersection with the centre line of the proposed road; and

(iii) A straight line joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter these said splay areas shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of the highway.

Reason: *In the interests of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

11. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: *In the interests of highway safety and amenity and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

12. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated at all times that the premises are in use to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: *In the interest of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

PTO

13. The buildings hereby permitted shall not be occupied until the footway along the Chartwell Road and Elm Grove frontages have been surfaced in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

14. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), the buildings hereby approved shall not be extended or altered externally or any incidental building erected or any mezzanine floor added unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: *In the interests of amenity and the environment and to comply with policy AE2 of the Adur District Local Plan and DEV1 and DEV4 of the West Sussex Structure Plan.*

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

8.00 am and 6.00 pm on Mondays to Fridays inclusive
8.00 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.*

16. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the buildings or within enclosed storage areas approved in writing by the Local Planning Authority.

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 & DEV5 of the West Sussex Structure Plan.*

17. 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.*

PTO

18. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB26-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure.*

19. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AP9 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

20. The premises shall be used only for Class B1 Business only and for no other purposes within Class B1 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 and to comply with policy AE2 of the Adur District Local Plan and LOC1 of the West Sussex Structure Plan.*

21. The use hereby permitted shall not be carried on until the premises have been sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of amenity and to comply with policy AE2 of the Adur District Local Plan and LOC1 of the West Sussex Structure Plan.*

22. Prior to the installation of extraction or other air handling plant or externally sited machinery, details of the plant or machinery (including details of mounting and noise attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority and shall only be installed in accordance with the approved details and not operated until the noise attenuation measures have been completed.

Reason: *In the interests of residential amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

23. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan and ERA4-5 & DEV3 of the West Sussex Structure Plan.*

24. Any facilities for the storage of oils, fuels or chemicals in connection with the proposed buildings shall be fixed on an impervious base and surrounded by impervious walls and shall be constructed and completed in accordance with plans to be approved by the Local Planning Authority.

Reason: *To safeguard against pollution and to comply with policy ERA5 of the West Sussex Structure Plan.*