From:	Planning
Sent:	27 June 2014 11:43
To:	Jan Budgen
Cc:	Peter Barnett
Subject:	FW: New Wharf, Brighton Road, Shoreham - Planning Application WSCC/012/14/SU - Decision Notice
Attachments:	WSCC 012 14 Decision Notice.pdf; WSCC 012 14 SU Decision Notice to District.docx

From: Alison Woodfield [mailto:alison.woodfield@westsussex.gov.uk] **On Behalf Of** PL Planning Applications
Sent: 27 June 2014 11:07
To: Planning
Subject: New Wharf, Brighton Road, Shoreham - Planning Application WSCC/012/14/SU - Decision Notice

Please find attached a copy of the decision notice and covering letter for the above planning application

Regards
Alison

Alison Woodfield | Planning Technician, County Planning, West Sussex County Council | Location: Northleigh, County Hall, Chichester, Sussex PO19 1RH
Internal: x26950 | External: 0330 222 6950 | E-mail: alison.woodfield@westsussex.gov.uk

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County Planning
County Hall
Chichester
West Sussex PO19 1RH

Tel: 01243 642118

west sussex county council

Application No: WSCC/012/14/SU
COUNTY MATTER

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

To Kendall Bros (Portsmouth) Ltd
c/o Integrated Skills Limited
Bell House
32 Bell Street
Romsey
Hampshire
SO51 8GW

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **REFUSE** the following development, that is to say:-

Amendment of Condition 1 attached to WSCC/068/12/SU to allow extension of temporary permission for unloading, preparation and storage of mineral aggregates with concrete batching plant until 27 September 2020 at New Wharf, Brighton Road, Shoreham, West Sussex, BN43 6RN

as shown on the application and plans submitted to this Council for the following reasons:

1. The applicant has failed to demonstrate (a) that suitable, alternative sites within Shoreham Harbour would not be available after December 2015 and (b) that the continued use of the site after that date is necessary. Accordingly, the proposal would undermine the regeneration of Shoreham Harbour, contrary to Policy JAAP 11 of the draft Shoreham Harbour Joint Area Action Plan (2014), Guiding Principles SO2, SO4, SO8 and SO9 of the Western Harbour Arm Development Brief (2013), Policy 8 of the Revised Draft Adur Local Plan (2013), and paragraphs 14, 17, 22, 57-58, 109, 122-123, 143-145, 176, and 178-179 of the National Planning Policy Framework (2012).

2. The continued use of the site after December 2015 would result in harm to the amenity of existing residents through noise, dust, and lighting, contrary to paragraphs 17, 109, 122-123, and 176 of the National Planning Policy Framework (2012).

Date 26/06/14 Signed
Strategic Planning Manager .....

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

Appendix A

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT.

TOWN AND COUNTRY PLANNING ACT 1990

1 Appeals to the Secretary of State

(a) If you are aggrieved by the decision of your local planning authority to refuse to issue a certificate, then you can appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990.

(b) If you want to appeal, then you must do so using a form which you can get online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice or, for 'failure' appeals, within 6 months of the date by which they should have decided the application.

2 Further correspondence about this application should quote the reference number at the top right hand corner of the form.

Michael Elkington
Strategic Planning Manager

Please respond to: Anna Whitty
Tel: 0330 22 25609
email: anna.whitty@westsussex.gov.uk

www.westsussex.gov.uk

County Planning

County Hall
Chichester
West Sussex
PO19 1RH

Tel: 01243 642118

Adur and Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1LF

27 June 2014

Dear Sir/Madam

THE TOWN AND COUNTRY PLANNING ACT 1990
COUNTY MATTER MINERAL APPLICATION

Application No: WSCC/012/14/SU
Proposal: Amendment of Condition 1 attached to WSCC/068/12/SU to allow extension of temporary permission for unloading, preparation and storage of mineral aggregates with concrete batching plant until 27 September 2020
Location: New Wharf, Brighton Road, Shoreham, West Sussex, BN43 6RN
Grid Ref: 522440 105050

I enclose for the Planning Register the Decision Notice relating to the above development which has been refused Planning Permission.

Thank you for your assistance in dealing with this application.

Yours faithfully

Anna Whitty
County Planning