ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No A/0001/08
Date Received 25 JAN 2008
Fee 265
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)
Name BETTERANISDING LTD	Name
Address 13 FAIRLEIGH ROAD, BURGESS HILL, SUSSEX	Address
Tel. No. [redacted]	Tel. No.

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	YES
(b)	Outline planning permission	NO →
(c)	Renewal of a temporary permission	NO
(d)	Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	NO
(e)	Permission to develop land without complying with a condition imposed on a planning permission.	NO

If yes, state those matters to which this application relates (tick where appropriate)

(i)	Siting	☐
(ii)	Design	☐
(iii)	External appearance	☐
(iv)	The means of access	☐
(v)	Landscaping of the site	☐

If yes, state the date and number of the permission and outline the particular condition.

Date

Application No.

Condition No.

3. (a) Full **address or location** of the land to which this application relates

339 BRIGHTON ROAD
LANCING
WEST SUSSEX
BN15 8JR

(b) State whether applicant owns or controls any adjoining land — State Yes or No: NO — If yes, this land must be edged blue on the location plan

(c) Area of site 1036 ~~hectares~~ sq. metres

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development (If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats)	CHANGE OF USE TO A1 RETAIL.

(e) State whether the proposal involves:-

		State Yes or No
(i)	New building(s) or structure(s)	NO
(ii)	Alteration or extension of building(s)	NO
(iii)	Construction of a new) vehicular access to a highway) pedestrian	NO / NO
(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	NO / NO
(v)	Closure of existing access	NO
(vi)	Change of use only	YES

4. Particulars of **Use** of Buildings or Land: state (a) Present use
(b) If vacant, the last use

5. **Additional Information**

		State Yes or No		State Yes or No
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5)	YES	If yes, complete part 2 of form C.P. 1	
(b)	Is the application for the winning or working of minerals?	NO	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	NO	If yes, complete part 6 of form C.P. 1	
(d)	Does the proposed development involve the demolition of any residential units?	NO	If yes, how many units? Please indicate their position on plans	
(e)	Does the proposed development involve the felling of any trees?	NO	If yes, indicate their position on plans	
(f)	Does the proposed development involve any public right of way within the site?	NO	If yes, indicate the position on plan	
(g)	Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area?	NO	If YES a separate application for **Listed Building Consent or Conservation Area Consent** may be necessary.	

(h) (i) How will surface water be disposed of? (i) MAINS
(ii) How will foul sewage be disposed of? (ii) MAINS
(e.g. mains, cesspit, etc.)

6. Plans (See Note 6). List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required. Additional copies in respect of major applications will assist in determination of such applications. All measurements are to be given in metric (89/617 EEC Directive) 5X LOCATION PLANS 1/1250
5X BLOCK SITE PLAN 1/500

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 265-00

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE 23-01-2008 SIGNED [redacted]

on behalf of [redacted] BETTER FINISHING LTD.
(insert applicant's name if signed by an agent)

9. Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995
N.B. A signed certificate MUST accompany this application (See Note 9).
If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

1. **Certificate A(a)**
I certify that

(a) Owner means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

*2. None of the land to which the application relates is or is part of an agricultural holding.

OR

*3. *I have / The applicant has _____ given requisite notice to every person other than *myself / himself/herself _____ who, on the day

21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

*Delete where inappropriate

Signed . . . . . .

On behalf of . . . . . .

Date . . . . . .

WEST SUSSEX

ADUR DISTRICT COUNCIL

Application No.

(For official use only)

PLANNING APPLICATION FORM PART 2

Additional information required in respect of Applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

4 copies of this form should be submitted

N.B. Please use GROSS figures only (external measurement). All measurements are to be given in metric (89/617 EEC Directive)

1.	In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to question 5 below.	CHANGE OF USE ONLY TO A1 RETAIL.
2.	Name and address of proposed occupier and type of business	BETTER FINISHING LTD 13 FAIRFIELD ROAD, BURGESS HILL, SUSSEX RH15 8QB RETAIL OF FITTED KITCHENS, BEDROOMS
3.	Is the proposal related to an existing use on or near the site? If so, please explain the relationship.	State Yes or No NO
4.	Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No NO

5. Details of floor areas and uses

	Existing Floor Space or use(if any)	Proposed New Floor Space or use	Total Floor Space (allow for any space lost)
(a) What is the amount of industrial floor space?	(a) NONE m^2	NONE m^2	NONE m^2
(b) What is the amount of office floor space?	(b) NONE m^2	NONE m^2	NONE m^2
(c) What is the amount of retail floor space?	(c) 290 m^2	290 m^2	290 m^2
(d) What is the amount of storage or warehousing floor space?	(d) 206 m^2	206 m^2	206 m^2
(e) Other uses(please specify) STORAGE	(e) 50 m^2	50 m^2	50 m^2
	m^2	m^2	m^2
TOTALS	546	546	546

6. Staff

	Office Male	Office Female	Industrial Male	Industrial Female	Other Staff Male	Other Staff Female
(a) Number of staff in existing premises on the site	(a) NONE		NONE		NONE	
(b) How many new staff will be employed on the site as a result of the development?	(b) NONE		NONE		NONE	
(c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.	(c) NONE		NONE		2	1

P.T.O.

C.P.1(Pt.2)

7.	In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing Homes, etc. please specify (a) public floor space (Total) (b) seating capacity (c) bar floor area (d) bedrooms as appropriate	(a)..... sq.m. (b)..... (c)..... sq.m. (d)..... single double
8.	What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site? (Please show location of such provision on the plans and distinguish between parking for operational needs and other purposes) State number of spaces	3 STAFF CAR PARKING 6 CUSTOMER PARKING (1 DISABLED) LORRY ACCESS IS AS EXISTING. car 9 lorry 1
9.	What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles but separately specify those used by employees driving to work)	DAYLY CAR TRAFFIC STAFF : 3 CUSTOMER: 10 DURING WEEKDAY 20 DURING SATURDAY
10.	What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	VERY SMALL AMOUNTS OF CARDBOARD + PACKAGING. LOCAL WASTE MANAGEMENT COMPANY TO REMOVE ALL RUBBISH
	HAZARDOUS MATERIALS	State Yes or No
11.	Will the proposed use involve the use or storage of any hazardous substances?	NO — If 'YES' please indicate

ADUR DISTRICT COUNCIL

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC0047168
DATE RECEIVED 25 JAN 2008

Certificate B *(a)*
I certify that:

• I have/~~The applicant has/The appellant has*~~ given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/~~appeal*~~, was the owner*(b)* of any part of the land to which the application/~~appeal*~~ relates, as listed below.

Owner's*(b)* name	Address at which notice was served	Date on which notice was served
KALMAX LIMITED	1 STATION ROAD EDENBRIDGE KENT, TN8 5HP	23/01/08

• None of the land to which the application/~~appeal~~ relates is, or is part of, an agricultural holding.

OR

~~*• I have/The applicant has/The appellant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:~~

Tenant's name	Address at which notice was served	Date on which notice was served

Signed [redacted]

* On behalf of BETTER FINISHING LTD

Date 23-01-08

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).


SCHMIDT KITCHENS


SCHMIDT STUDY
TO LET




BEDROOMS
Welcome


SCHMIDT
OPENING TIMES
ENTRANCE
TO LET
Caxtons
01825 765066
www.caxtons.com
Welcome
WAY IN

Better Finishings Limited
13 Fairfield Road
Burgess Hill
Sussex
RH15 8QB

18/01/08

Proposal for Change of use to A1 Retail

PLANNING D
PLAN No. Ad0001708
DATE RECEIVED 25 JAN 2008

Site Address: 339 Brighton Road,
Lancing,
West Sussex,
BN15 8JR.

Previous Use: Motor Trade.

The premises has been empty for approximately 9 months now and the land next to the premises is no longer available so the location is no longer suitable for its existing use as it no longer has a forecourt where used and new cars can be displayed.

Description of proposed use.

The site is to be used to display and sell kitchen, bedroom, study and associated products. The showroom will consist of approximately 14- 17 displays showing all types of kitchens, wardrobes and studies. The displays will also include tables and chairs from Schmidt kitchens that are designed to compliment the kitchens they supply. The warehouse will be used to store all goods when they arrive prior to delivery and installation at the client's property. The goods are designed for special order and take approximately 6-10 weeks for delivery from time of order.

Parking.

There will be provision for 6 customer parking spaces at the front of the building as marked on the plan, one of which is a disabled parking space. These allow plenty of access for others cars and vans to get past for any required access. This also keeps the level of cars to a reasonable level so as not to cause any excess congestion. There are 3 staff parking spaces at the back of the building as marked on the plan. When these spaces are full there is still full access for any delivery to be received. There will not be more than 3 cars for staff at any given time which is inline with the staff requirements for the building. Any supplier's reps will use the customer parking and are by appointment only so as not to be at peak times.

Level of customer use.

A typical showroom of this size normally has no more than between two and four customers at any one time. The type of kitchens sold and mid range upwards in quality and price and not therefore competing against the likes of B&Q or Homebase who need hundreds of people a day to survive.

Deliveries.

The deliveries that we receive would be very limited in number. There is only one delivery per week from Schmidt with the kitchens etc and the other suppliers would be no more than three a week. The main delivery takes typically takes up to two hours to unload and this would by through the rear of the building so the front access is not obstructed. The other deliveries again will be through the rear but would last between five and ten minutes only so again there will be no issues will the residents above the premises getting frustrated will lots of vehicle movement. Deliveries to clients will normally take place on one or two days maximum and therefore keep movement to a minimum.

Noise levels.

After the initial fitting of the showroom, which will involve some noise, there will be almost no noise at all. The displays are typically changed every two years so there will be no labourers working in the showroom in between these times. There will be no machinery or trades people shouting. The premises will be so different from the existing use which has servicing, mot testing, emissions testing as well as lots of noise and banging.

Showroom access.

The showroom will be all on the ground floor and will allow easy access and use by all disable as well as being easy for wheels chairs and parents with push chairs to see the complete sales area without being restricted. The showroom will not restrict access to any part of the public.

Final points.

We believe the proposed use of A1 Retail for a quality showroom selling these products will look very good in this location. It will fit in much better than the current use for the motor trade. The residents above and around the showroom will benefit from a professional looking premises along with a massive reduction in noise pollution as well as much less traffic of people and transporters which will make the living environment much better than it has been. The Schmidt Kitchens manufacturers are a French company producing in excess of 350 million euros each year from there three factories. A fourth factory will be completed in the next twelve months. They are also unique in that they guarantee all the products direct with the customers so there guarantee is with a multi million pound company and not just with the shop. This give the clients an unrivalled level of back up and service normally missing from small



Ordnance Survey
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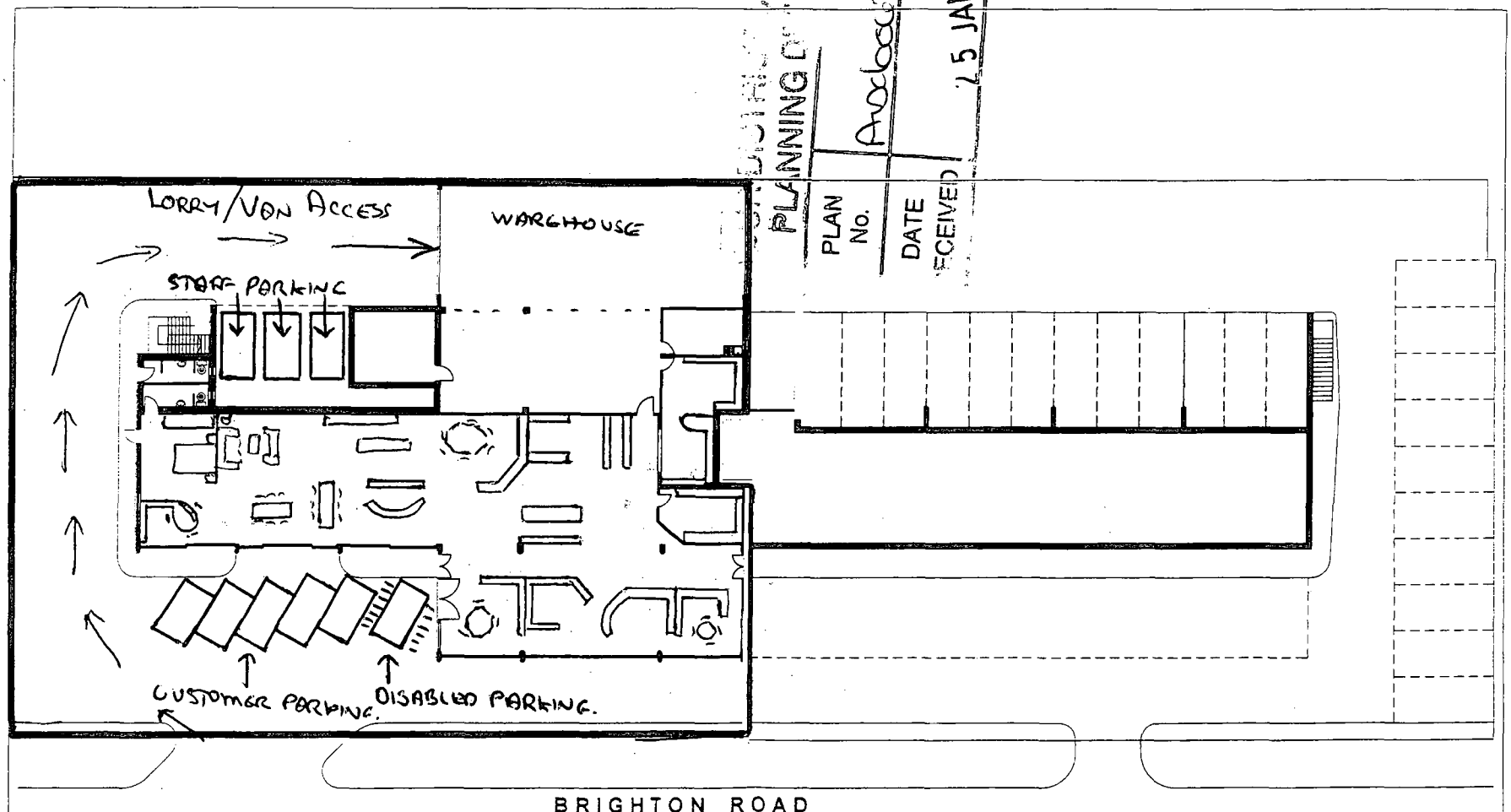
PLEASE NOTE: NO CHANGES ARE BEING MADE TO RIGHT OF ACCESS, EXTERNAL OR INTERNAL WALLS.

** EXISTING & PROPOSED PLAN **



PLANNING
PLAN No.
DATE RECEIVED
25 JAN 2008

BROADWAY COURT
BRIGHTON ROAD LANCING

BETTER FINISHINGS LTD

DWG.No. 1 / LANCING / 3 REV. –

SCALE: 1/500 DATE: JAN 2008